



2 Gatehouse Close, Dawlish
£275,000





2 Gatehouse Close

Dawlish, Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- LOVELY END OF TERRACE FAMILY HOME
- SITUATED IN A POPULAR LOCATION CLOSE TO SCHOOLS, LEISURE CENTRE, AMENITIES AND THE TOWN CENTRE
- GOOD SIZED FAMILY ACCOMMODATION
- ENTRANCE PORCH, SITTING ROOM
- DINING ROOM, NEWLY INSTALLED KITCHEN
- THREE BEDROOMS, FAMILY BATHROOM
- ENCLOSED FRONT AND REAR GARDENS
- GARAGE



Dart & Partners are delighted to bring to the market this lovely three bedroom end of terrace family home situated in a popular location close to schools, leisure centre, amenities and the town centre. Good sized family accommodation briefly comprising; entrance porch, sitting room, dining room, newly installed kitchen, three bedrooms, family bathroom, front and rear gardens, garage.

Obscure glazed uPVC front door with matching side window into...

GENEROUS ENTRANCE PORCH

With space for shoes, coats etc. Original parquet flooring. Glazed timber door into the...

SPACIOUS SITTING ROOM

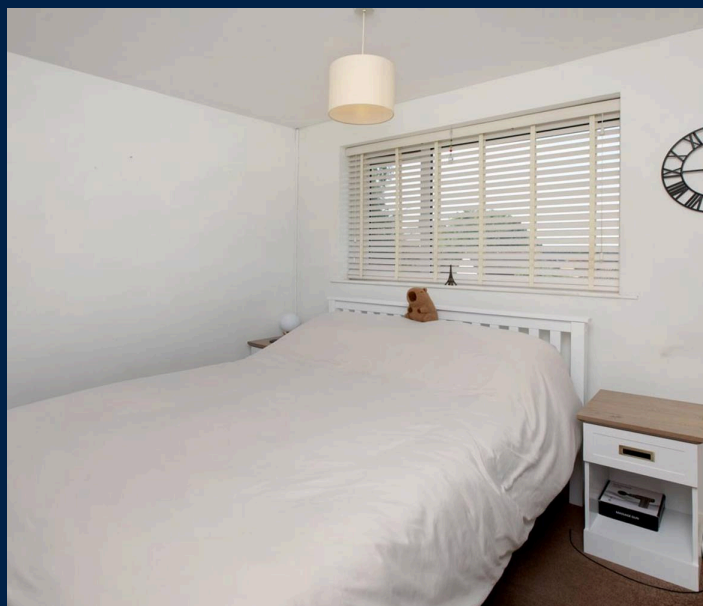
With uPVC double glazed window to front. Radiator, power points, TV aerial connection point. Stairs rising to first floor. Useful under stairs storage cupboard. Arch through to...

OPEN PLAN DINING AREA AND MODERN FITTED KITCHEN

uPVC double glazed window to rear and sliding door gives access to the rear garden. With space for large dining table and chairs. Radiator, power points. Modern fitted kitchen with timber effect roll top work surface over, space and plumbing for gas cooker, stainless steel extractor canopy above, space and plumbing for slimline dishwasher, washing machine and tumble dryer, inset one and a half bowl stainless steel sink drainer, tiled splash backs, power points (some including USB points), space for upright fridge freezer, uPVC double glazed window to rear.

FIRST FLOOR LANDING

Radiator, power points, loft access hatch. Partly boarded attic with ladder and power, housing the gas boiler. Door to generous airing cupboard with timber slatted shelving.





BEDROOM ONE

With uPVC double glazed window to rear, radiator, power points.

BEDROOM TWO

With uPVC double glazed window to front, radiator, power points.

BEDROOM THREE

With uPVC double glazed window to front, radiator, power points.

Obscure glazed timber door into...

FAMILY BATHROOM

With obscure glazed uPVC double glazed window to rear, white suite comprising low level WC, pedestal wash hand basin, panelled bath, wall mounted electric shower, tiled splash backs, radiator.

OUTSIDE

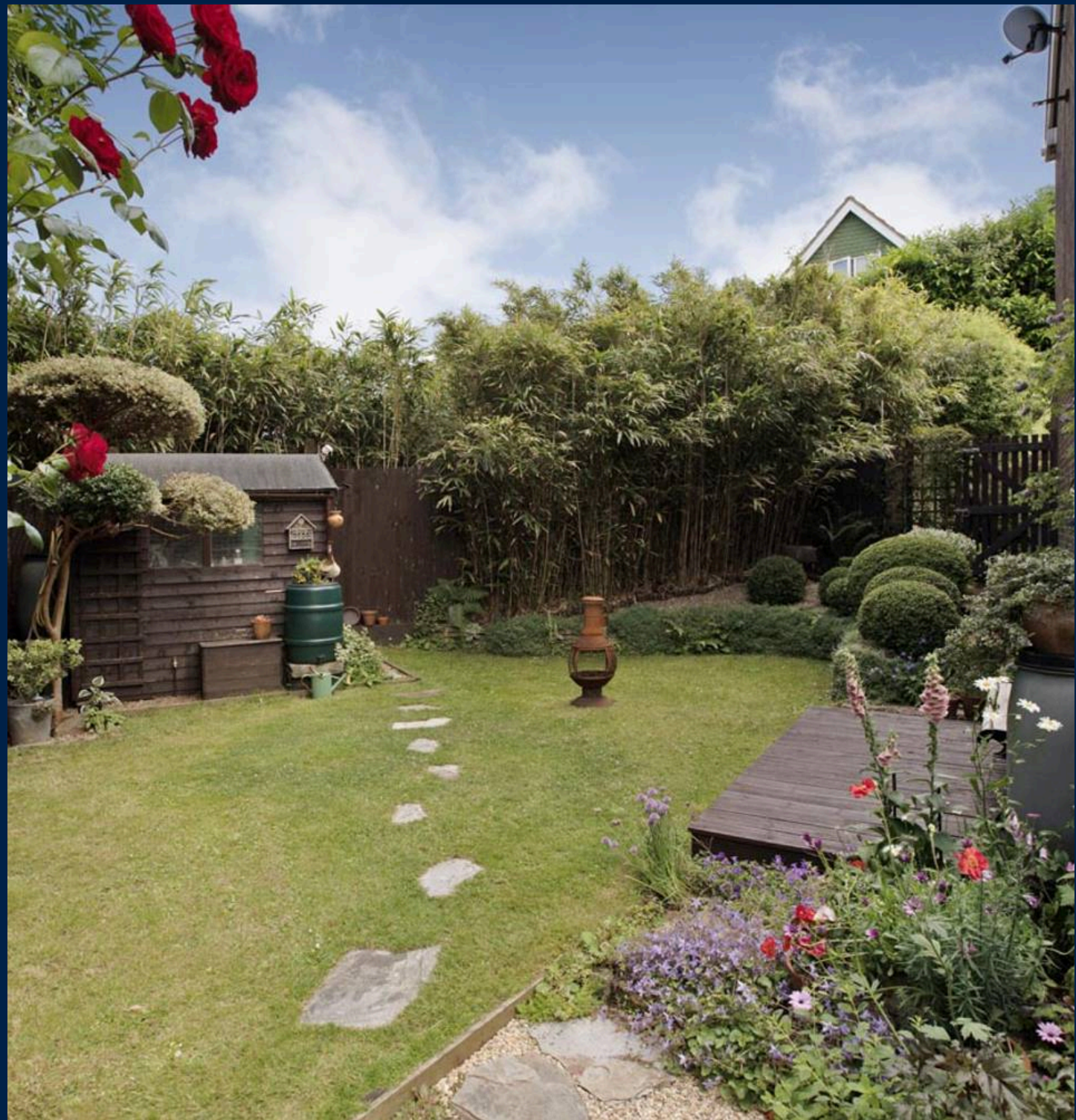
To the rear is a generous decked area, perfect for outside entertaining or relaxation, with a good degree of storage beneath. The garden is arranged as two main areas, both laid to lawn, bordered by hedging and timber shelving. Further decked seating area, perfect for a garden bench. There is an array of mature plants and shrubs to the head of the garden. Timber shed. A side timber gate gives access around to the front of the property. Outside water tap. The property enjoys a good degree of sunshine and privacy. The front garden is predominantly laid to lawn and is bordered by picket fencing with some flower beds containing an array of mature plants and shrubs.



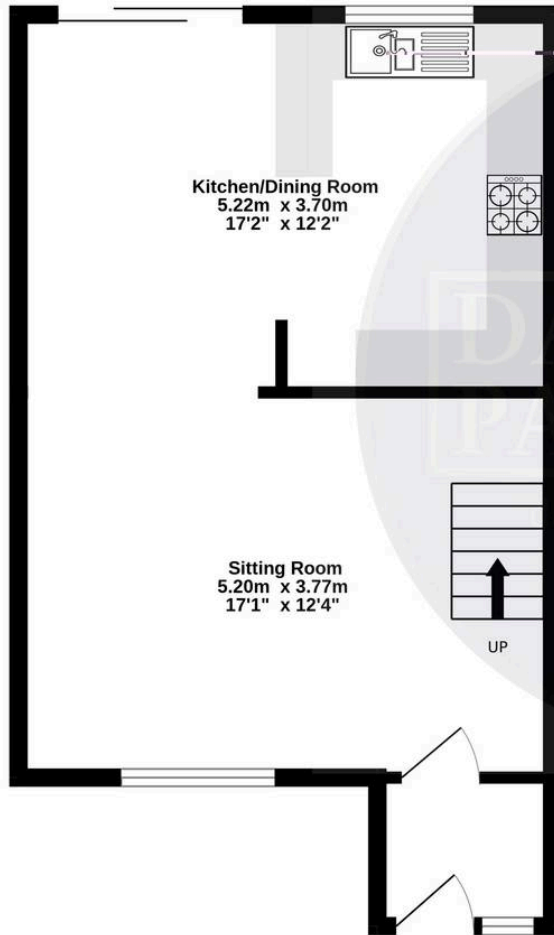
GARAGE

Situated in a block, with metal up and over door, metal roof.

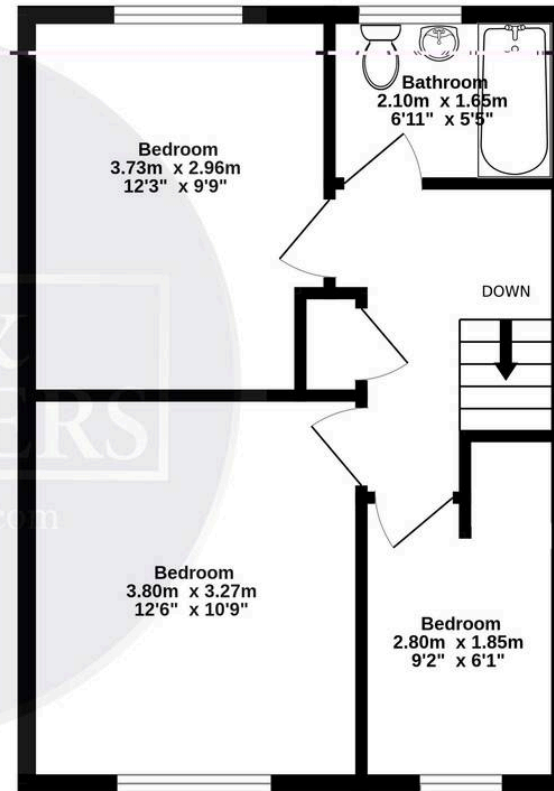
AGENTS NOTE: We are advised that there are recently installed new uPVC windows and doors throughout which are still under warranty, this can be transferred to new owners, there are also new radiators in all rooms.



Ground Floor
41.4 sq.m. (445 sq.ft.) approx.



1st Floor
47.2 sq.m. (508 sq.ft.) approx.



TOTAL FLOOR AREA : 80.6 sq.m. (868 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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