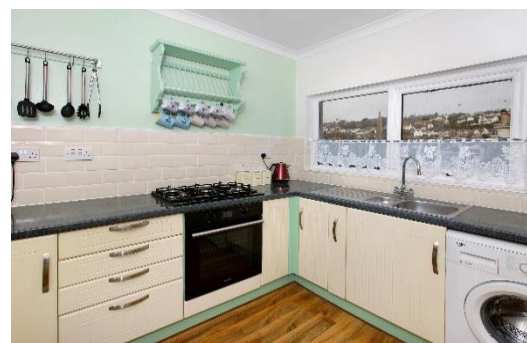


Plantation Terrace, **Dawlish**, EX7 9DR



NO ONWARD CHAIN. This well presented home enjoys a convenient position within easy reach of local amenities, beaches and excellent transport links. This reverse level layout creates a bright and airy environment comprising, lounge dining area, three generous double bedrooms with en suite to bedroom one, well appointed fitted kitchen, gas central heating and double glazing. A particular highlight is the southerly facing balcony providing an ideal space to relax. Further benefits include a large garage and parking.
FREEHOLD, COUNCIL TAX - D, EPC - D

OIEO £300,000

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FRONT DOOR

uPVC double glazed front door into:

RECEPTION HALL

A spacious reception area to welcome guests and providing plenty of space as a games area. uPVC double glazed windows to the front and side aspects. Radiator, half panelled walls, stairs to the first floor and door to:

BEDROOM 2

uPVC double glazed window to the front aspect, radiator, panelling to one wall and coved ceiling.

BEDROOM 3

uPVC double glazed window to the rear aspect, radiator and coved ceiling.

BATHROOM

A white suite comprising panelled bath with electric shower over, pedestal wash hand basin and close coupled WC. part tiled walls, heated towel rail shaver point and uPVC obscure double-glazed window to the rear.

STAIRS TO FIRST FLOOR

DINING ROOM

Radiator, doors to kitchen, bedroom 1 and open to:

LOUNGE

A good-sized lounge which is light and airy from the dual aspect uPVC double glazed windows. Radiator, electric fire with wooden surround and uPVC double glazed door opening out to:

BALCONY

With a southerly aspect the balcony offers a great place to relax and entertain.

KITCHEN

A comprehensive range of eye level, base and drawer units, roll top wok surfaces and tiled splash backs. Stainless steel one and half bowl sink with drainer and mixer tap. Space and plumbing for washing machine, fridge/freezer, integral oven with five ring gas hobs over. uPVC double glazed window to the rear aspect with a pleasant outlook over Dawlish town.





BEDROOM 1

A generous sized bedroom with uPVC double glazed dual aspect windows to the front and side. Radiator coved ceiling and a concealed wall mounted combination boiler and glazed door to:

EN SUITE SHOWER ROOM

uPVC obscure double-glazed window to the rear and white suite comprising double walk-in shower enclosure with glass screen, wall mounted wash hand basin and close coupled WC. Extractor fan, downlighters and tiled walls.

OUTSIDE

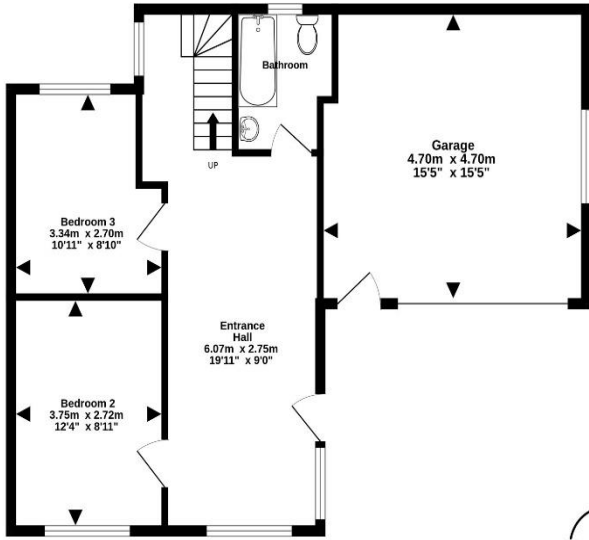
To the front of the property there is a raised flower bed and covered parking space with security light, outside water tap uPVC doors to the reception hall and garage.

GARAGE

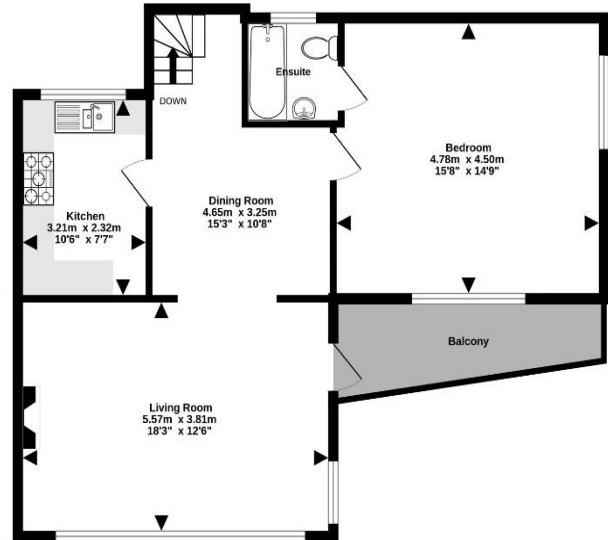
A metal up and over door, power, light and uPVC double glazed window to the side aspect. The large garage houses the consumer unit and utility meters.



Ground Floor
65.1 sq.m. (700 sq.ft.) approx.



1st Floor
65.0 sq.m. (699 sq.ft.) approx.



TOTAL FLOOR AREA : 130.0 sq.m. (1400 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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