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Barton Hill, **Dawlish**, EX7 9DU









A spacious detached home situated in a most convenient and well regarded position just off the town centre, all local amenities, doctors surgery, hospital, sandy beach and mainline railway station. The accommodation has 4 bedrooms and a good size living room, front and rear garden, garage and parking. FREEHOLD, COUNCIL TAX BAND - E, EPC - D.

£466,000

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SITUATION
The charming seaside town of Dawlish is situated between the estuaries of the rivers Exe and Teign approximately 13 miles south of the Cathedral City of Exeter with its wide range of amenities and international airport. Dawlish benefits from a variety of amenities including schools, shops and churches. There are numerous pubs, cafes and restaurants whilst in the heart of the town centre is a public park, 'The Lawn', which has an outdoor bowling green, a bandstand for concerts and decorative flowerbeds. A population of ducks and black swans frequent the adjoining brook. Teignmouth is approximately 3 miles along the coast and together with Torbay can be reached by buses and trains from the mainline railway station. The holiday resort of Dawlish Warren with its long sandy beach and nature reserve is nearby.

FRONT DOOR TO

ENTRANCE HALL
Obscure uPVC double glazed window, radiator, stairs leading to the first floor and doors to:

CLOAKROOM
Suite comprising WC, wash hand basin, radiator and obscure uPVC double glazed window.

GARAGE
Window, metal door to the front, wall mounted central heating boiler, light and power.

LOUNGE
uPVC double glazed windows, 2 radiators, coved ceiling and central fire place.

KITCHEN
Base and eye level units, roll top work surfaces, stainless steel sink with drainer and mixer tap, hob, eye level oven, uPVC double glazed window, radiator, arch to the utility room and door to the dining room.

UTILITY ROOM
Bae unit with Belfast style sink, plumbing for a washing machine, uPVC double glazed door to the rear porch, under stairs storage cupboard and window to the porch.

REAR PORCH
Tiled floor, uPVC double glazed windows and doors leading to the garden.

DINING ROOM
uPVC double glazed window, radiator and open to:

GARDEN ROOM
uPVC double glazed windows, laminate flooring and double doors lead to the garden.

FIRST FLOOR LANDING
Airing cupboard with cylinder, uPVC double glazed window and doors to:

BEDROOM 1
uPVC double glazed window, fitted wardrobes, radiator and door to:

EN SUITE SHOWER ROOM
Suite comprising shower enclosure, WC, pedestal wash hand basin, radiator and obscure uPVC double glazed window.





BEDROOM 2
uPVC double glazed window, radiator and fitted wardrobes to one wall.

BEDROOM 3
uPVC double glazed window, radiator and hatch to the loft space.

BEDROOM 4
uPVC double glazed window radiator and coved ceiling.

BATHROOM
Suite comprising panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls, radiator and obscure uPVC double glazed window.

OUTSIDE
The front of the property has wooden gates leading to a brick paved parking area with path to the front door and rear garden. The front garden has further paved areas, established plants trees and shrubs and a small summer house. To the rear is a small walled garden again with an abundance of mature plants trees and shrubs, shed, outside tap and some views back over the town.



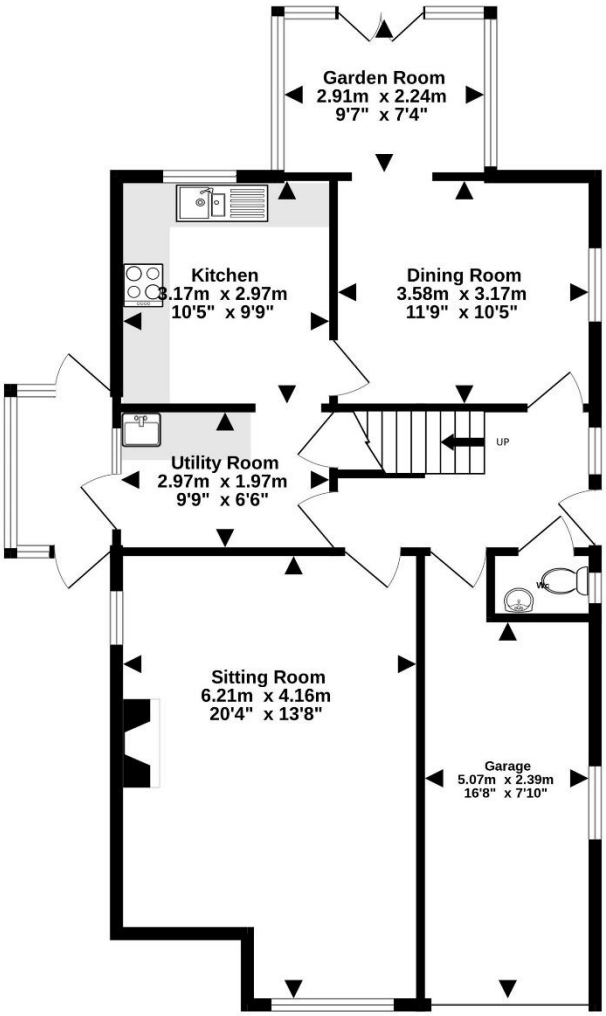




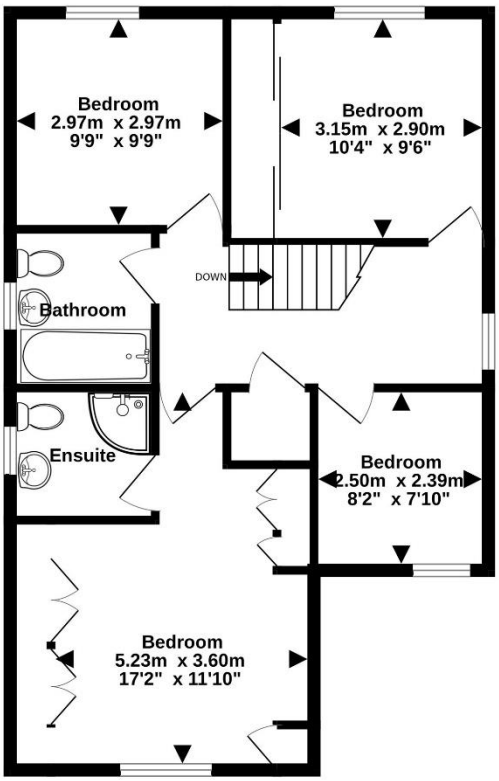




Ground Floor
81.7 sq.m. (879 sq.ft.) approx.



1st Floor
61.4 sq.m. (660 sq.ft.) approx.



TOTAL FLOOR AREA : 143.0 sq.m. (1540 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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