

Luscombe Terrace, Dawlish, EX7 9LY



A spacious bay fronted terraced house located in the heart of the town centre with easy access to local facilities including the main line railway station, shops and beach. This delightful property benefits gas central heating, four spacious bedrooms, large basement and access to parking in the rear garden. FREEHOLD, COUNCIL TAX - D, EPC - D.

NO ONWARD CHAIN

£299,950

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FRONT DOOR

PORCH

Tiled Flooring, wall mounted consumer unit and electricity meter, ornate corning and glazed door into:

ENTRANCE HALL

Staircase to first floor landing, two radiators, door to cellar, ornate corning and door to:

SITTING ROOM

4.57m x 4.34m (14'11" x 14'3")

Secondary glazed bay window to the front aspect, radiator, TV and telephone points, gas fire, corning and picture rail.

DINING ROOM

3.35m x 3.02m (10'11" x 9'11")

uPVC double glazed door out to the rear courtyard and glazed doors into:

KITCHEN

3.35m x 2.82m (10'11" x 9'3")

Selection of eye level and base units with work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for dishwasher, space for fridge/freezer, uPVC double glazed window to the rear aspect, radiator and door to:

UTILITY ROOM

2.73m x 1.50m (8'11" x 4'11")

uPVC double glazed door and window looking out to rear courtyard, base unit with work surfaces, stainless steel sink and drainer

SHOWER ROOM

Cubicle tray with shower over and tiled surround, low level WC, pedestal wash hand basin, extractor and uPVC obscure double glazed window to the rear aspect.

CELLAR

Stairs lead down to the cellar which is separated into three rooms all with light.



STAIRS TO SPLIT LANDING

Steps rise to:

WC

uPVC obscure double glazed window to the rear aspect, low level WC, wall mounted sink, extractor and radiator.

FIRST FLOOR LANDING

Under stairs storage cupboard and door to:

BEDROOM 2

4.56m x 3.50m (14'11" x 11'6")

Glazed bay window to the front aspect, radiator, telephone point and wall lights.

BEDROOM 3

3.80m x 2.40m (12'6" x 7'10")

Glazed window to the front aspect and radiator.

BEDROOM 4

3.35m x 2.75m (10'11" x 9'0")

uPVC double glazed window to the rear aspect and radiator.

STAIRS TO:

BEDROOM 1

5.43m x 5.00m (17'10" x 16'5") REDUCED HEAD HEIGHT

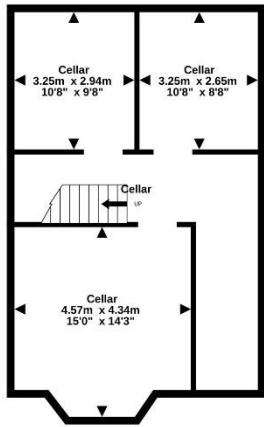
Three Velux windows to the rear aspect, eave storage and radiator.

OUTSIDE

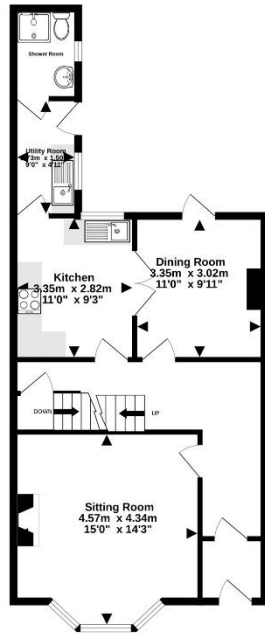
To the front of the property there is a wrought iron fence with gate which opens to the paved front garden. To the rear of the property is a courtyard garden with outside lighting and water tap. There is a work store with power and light. A up and over metal garage door opens to allow parking for a vehicle within the courtyard garden with is accessed via a neighbouring street.



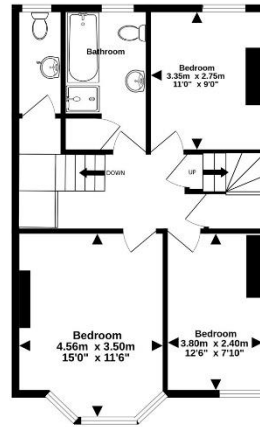
Cellar
53.8 sq.m. (579 sq.ft.) approx.



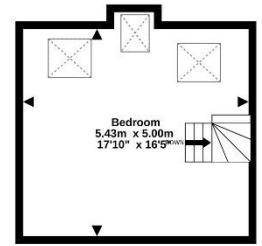
Ground Floor
60.0 sq.m. (646 sq.ft.) approx.



1st Floor
52.3 sq.m. (563 sq.ft.) approx.



2nd Floor
27.6 sq.m. (297 sq.ft.) approx.



TOTAL FLOOR AREA : 193.7 sq.m. (2085 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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