

Barton Crescent, Dawlish, EX7 9QN



An attractive Victorian family home rich in period character, offering generous and versatile accommodation arranged over multiple floors, and conveniently located within easy reach of the town centre.

FREEHOLD, COUNCIL TAX BAND - D, EPC - D.

Guide Price £375,000

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VESTIBULE

With coat hanging hooks and a stained-glass timber door opening into the reception hall.

RECEPTION HALL

A welcoming space with doors to the principal rooms and stairs rising to the first floor. Radiator, power points, useful understairs storage cupboard and a high-level cupboard housing the consumer unit and electric meter. Door leading to the sitting room.

SITTING ROOM

Featuring a uPVC double-glazed bay window to the front. Fireplace with open fire, timber mantel and tiled hearth. Coved ceiling and picture rail. Radiator and power points.

DINING ROOM

With sash window overlooking the rear courtyard. Radiator, power points and built-in shelving.

KITCHEN/BREAKFAST ROOM

A dual-aspect room with a sash window to the side and a glazed uPVC door providing access to the rear courtyard garden. Space for a dining table and chairs. Radiator and a comprehensive range of wall and base units with work surfaces over and tiled splashbacks. The kitchen area includes space for A cooker with large extractor canopy above, plumbing for a washing machine and dishwasher, inset stainless-steel sink with drainer, wall-mounted gas boiler supplying domestic hot water and central heating, and space for a large fridge/freezer. A trap door also provides access to a good size cellar.

FIRST FLOOR LANDING

Radiator and doors to:

WC

With obscure glazed window to the rear, mid-level WC and loft access hatch.

FAMILY BATHROOM

Obscure glazed sash window to the side. White suite comprising a wash hand basin set into a vanity unit, panelled bath with wall-mounted electric shower and folding glazed shower screen. Tiled splashbacks and radiator.

BEDROOM

With sash window to the rear, radiator and power points.

BEDROOM

With sash window to the rear, chrome ladder-style heated towel rail and a glazed quadrant shower enclosure with tiled splashbacks and mains-fed shower.

FAMILY ROOM/BEDROOM

Versatile room with uPVC double-glazed sash window to the front. Feature fireplace with electric fire, radiator, power points and television aerial connection. Coved ceiling and picture rail.

SECOND FLOOR LANDING

Half-landing with uPVC double-glazed window to the rear and loft access hatch. Doors to:





BEDROOM

With sash window to the rear, radiator and power points. En-suite facilities comprising a glazed shower enclosure with wall-mounted electric shower, pedestal wash hand basin and mid-level WC.

BEDROOM

With uPVC double-glazed window to the front enjoying a pleasant open outlook. Fireplace with timber mantel, radiator and power points.

OUTSIDE

To the front, the property is approached via a wrought-iron gate with a pathway leading to the front door and an enclosed front courtyard. To the rear is a fully enclosed courtyard garden, with one area laid to astro turf, ideal for a bistro table and chairs. Double doors provide access to the garden room/workshop.

GARDEN ROOM

With polycarbonate roof and roll-top work surface with space beneath for a tumble dryer. WC with mid-level WC.

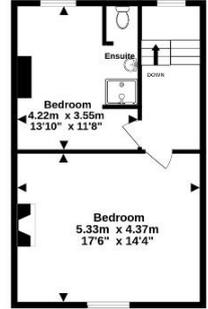
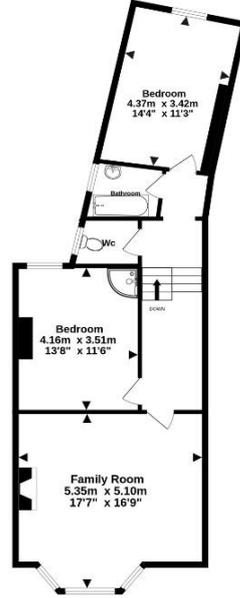
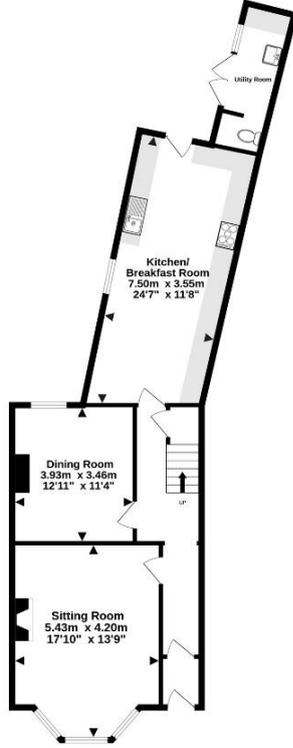


Basement
9.7 sq.m. (104 sq.ft.) approx.

Ground Floor
79.4 sq.m. (854 sq.ft.) approx.

1st Floor
69.8 sq.m. (751 sq.ft.) approx.

2nd Floor
44.7 sq.m. (481 sq.ft.) approx.



TOTAL FLOOR AREA : 202.5 sq.m. (2180 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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