

Brunswick Place, Dawlish, EX7 9PD



A fantastic opportunity to purchase this spacious three story town house enjoying views over the renowned Brook and Lawn. This property features a good size DOUBLE GARAGE to the rear and balcony and further benefits of gas central heating, double glazing and two shower rooms.

NO ONWARD CHAIN.

FREEHOLD, COUNCIL TAX - D, EPC - TBC.

£299,950

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

FRONT DOOR

uPVC double glazed door opening in to:

ENTRANCE HALL

Radiator, stairs to first floor landing, and door to:

STUDY/BEDROOM 4

3.15m x 2.30m (10'4" x 7'7")

uPVC double glazed window to the front aspect and radiator.

SHOWER ROOM

uPVC obscure double glazed window to the side aspect, double shower cubicle with thermostatic shower over and glass sliding door. Pedestal wash hand basin with mixer tap, low level WC and radiator. Under stairs utility with space and plumbing for washing machine.

DOUBLE GARAGE

5.38m x 5.01m (17'8" x 16'5")

Double garage with electric up and over door, light and power.

FIRST FLOOR LANDING

Radiator, stairs to second floor landing and door to:

LOUNGE

5.35m x 4.07m (17'7" x 13'4")

uPVC double glazed window and sliding doors looking out to the rear balcony, radiator, TV point, telephone point and coved ceiling.

BALCONY

5.14m x 1.29m (16'10" x 4'3")

Rear balcony with tiled flooring and glass balustrade.

KITCHEN/DINING ROOM

5.33m x 3.22m (17'6" x 10'7")

Selection of matching base and eye level units, roll top work surfaces, one and half bowl sink and drainer with mixer tap. Eye level double oven, four ring gas hobs, space and plumbing for dishwasher and fridge/freezer. Wall mounted boiler, radiator and two uPVC double glazed windows with views over the renowned brook and lawn.





SECOND FLOOR LANDING

Stairs to second floor landing with fitted wardrobe, access to loft space and door to:

BEDROOM 1

4.08m x 2.75m (13'5" x 9'0")

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

BEDROOM 2

4.08m x 2.47m (13'5" x 8'1")

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

BEDROOM 3

3.23m x 3.17m (10'7" x 10'5")

uPVC double glazed window to the front aspect with views over the renowned brook and lawn.

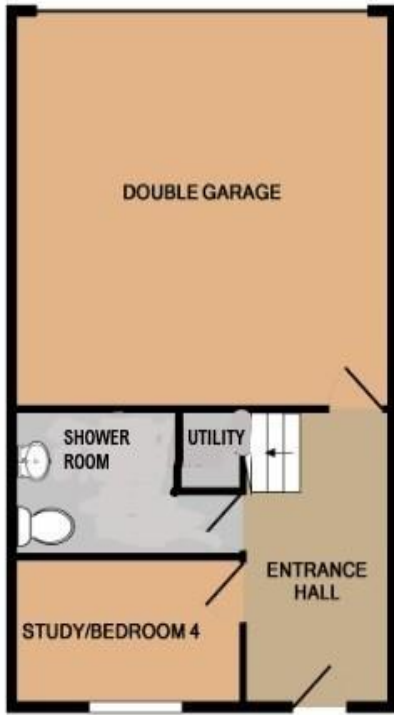
SHOWER ROOM

Corner cubicle with electric shower over and glass screen, pedestal wash hand basin and mixer tap, low level WC, uPVC obscure double glazed window to the front aspect, shaver point and airing cupboard.

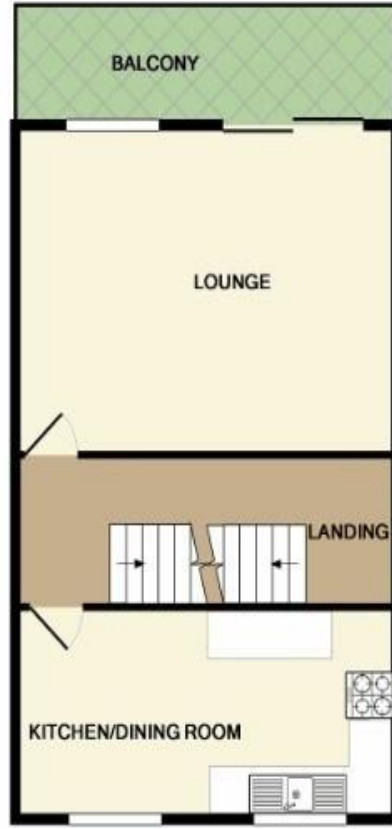
OUTSIDE

There is right of way access under the arch to the rear of the property and the double garage.

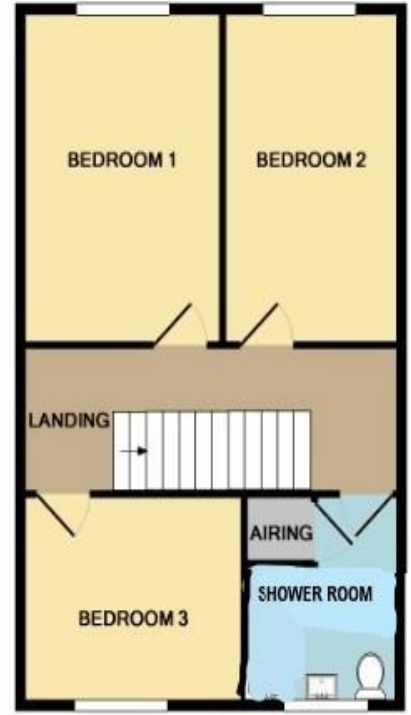




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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