



16 Oak Hill, Dawlish

Guide Price £345,000

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Dawlish, Dawlish

AGENTS COMMENTS This deceptively spacious property offers lots of versatile accommodation with a self contained annexe as well as two additional loft rooms with paddle staircase. A beautiful modern kitchen interconnects the accommodation making this perfect for multi generational living with a parent/grandparent, teenagers etc.

- Semi Detached House
- Self Contained Annexe With Interconnecting Door
- Independent Entrances
- Two Receptions
- Two Kitchens
- Two Bathrooms
- Three/Four Double Bedrooms
- Easy To Maintain Enclosed Garden
- Ample Off Road Parking
- EPC - Awaiting EPC





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STEP INSIDE Stepping into the entrance hallway, stairs ascend to the first floor and there are doors off to the kitchen and living room. The living room has wooden flooring, a feature fireplace housing a gas fire and a window overlooks the front of the property.

The large and modern kitchen/diner with tiled flooring is equipped with white gloss base and wall units, worktop and tiled splashback. There is plumbing and space for a washing machine, space for cooker with fitted extractor and further space for additional appliances. A matching counter naturally divides the area and provides a breakfast bar with additional seating and storage. The Worcester boiler is mounted on the wall. The dining area has stylish grey high gloss tall built in storage cupboards which complement the space beautifully. French doors access the outside space. A further set of French doors off the kitchen lead directly through to the self contained annexe.

Ascending the stairs from the entrance hallway, there are two double bedroom one of which overlooks the front of the property and benefits from plentiful built in storage including a mirror fronted double wardrobe and two further built in cupboards with shelving. A further double bedroom overlooks the rear.

The family bathroom also on this level, comprises double ended bath with hand held shower attachment and shower over with screen, wash hand basin in vanity with storage and concealed cistern low level dual flush WC. There is a heated towel rail and an obscure glazed window to the front.

A door from the landing opens to a paddle staircase to two additional loft rooms with Velux windows, plentiful eaves storage and light and power. There is a lockable door at the bottom of the paddle steps which accesses the bedroom within the annexe if desired.

THE ANNEXE

From the aforementioned kitchen, French doors open into a day room/snug with a window to the side of the property. This is a versatile space entering the annexe area which could be used for a variety of purposes. A door leads through to the second modern kitchen which overlooks the rear garden and is fitted with cream base and wall units, worktop and tiled splash back. There is an integrated electric oven and hob with extractor above and plumbing and space for a washing machine with space for further appliances and ample room for dining furniture. A uPVC door leads outside giving the annexe an independent entrance/exit and stairs ascend to the living room/bedroom and further double bedroom with generous built in storage. Off the kitchen, is a modern wet room/shower room with shower cubicle, pedestal wash hand basin and low level dual flush WC with an obscure glazed window to the side.

Council Tax Band B - Main House

Council Tax Band A - Annexe

MEASUREMENTS MAIN HOUSE Lounge 12' 11" x 10' 1" (3.93m x 3.06m), Kitchen/Diner 18' 10" x 14' 1" (5.74m x 4.29m), Bedroom 11' 7" x 10' 1" (.54m x 3.06m), Bedroom 10' 9" x 10' 3" (3.27m x 3.12m), Bathroom 6' 2" x 6' (1.88m x 1.82m), Loft Room 14' 7" x 9' 5" (4.44m x 2.97m), Loft room 14' 7" x 9' 1" (4.44m x 2.77m), Storage Shed 13' 8" x 9' 5" (4.16m x 2.87m), further external storage 6' 6" x 3' 11" (1.97m x 1.19m)





Garden

The property has a low wall and fence boundary with a wrought iron gate accessing the front garden. There is an attractive area laid to loose stone with sleeper borders and a path to the front door which wraps around one side of the property where there is an outside tap and deep wide steps leading to the rear where there is a large area of hardstanding.

Off Road

2 Parking Spaces

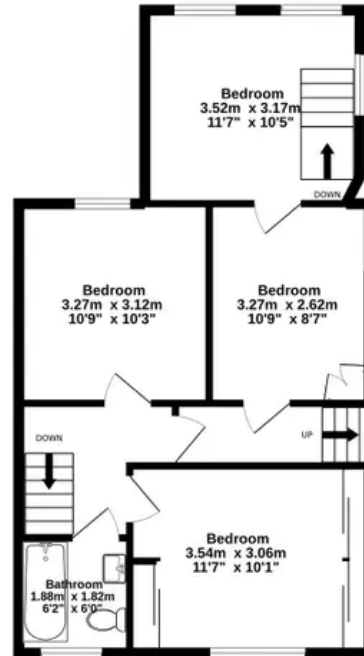
There is a large area of hardstanding which houses external storage and provides ample parking for 2/3 cars accessed from gates at the side of the property.



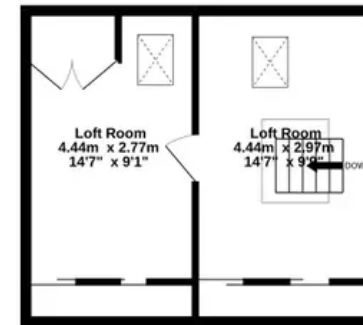
Ground Floor
63.4 sq.m. (682 sq.ft.) approx.



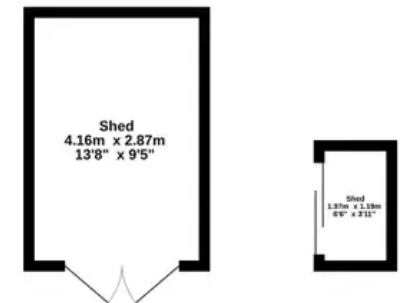
1st Floor
53.3 sq.m. (574 sq.ft.) approx.



2nd Floor
29.3 sq.m. (315 sq.ft.) approx.



Shed
14.3 sq.m. (154 sq.ft.) approx.



TOTAL FLOOR AREA : 160.2 sq.m. (1725 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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