



- GRADE 2 LISTED DETACHED PROPERTY
- SITUATED CLOSE TO EASTCLIFF PARK AND GARDENS
- THREE BEDROOMS
- LIVING ROOM, DINING ROOM
- KITCHEN, UTILITY AREA
- BATHROOM, ADDITIONAL CLOAKROOM
- SOME ORIGINAL FEATURES RETAINED
- FRONT AND REAR GARDENS
- DRIVEWAY PARKING FOR SEVERAL VEHICLES

[Dawlish Road, Teignmouth, TQ14 8TG](#)

£395,000

A fantastic opportunity to purchase this Grade 2 Listed detached property being the former gate house to Rowden House. The property benefits from three bedrooms, living room with open fire, dining room, kitchen, utility area, cloakroom and bathroom. Including some original features; fireplaces, mullion windows have been retained, some with secondary glazing. Front and rear gardens, driveway parking. Recently replaced slate roof.

Property Description

Obscure glazed multi-paned timber front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, power point. Two useful storage cupboards with timber shelving. Door through to...

DINING ROOM

Dual aspect with mullioned windows to side and rear. Original fireplace with timber mantle. Radiator, power points.

SITTING ROOM

With mullioned window to front with secondary glazing. Original fireplace with timber mantle and slate tiled hearth. Radiator, power points, television aerial connection point. Door through to...

UTILITY AREA

With Velux window, wall mounted gas boiler, space and plumbing for washing machine, obscure glazed timber rear door giving access to the outside. High level consumer unit and electric meter. Door to...

CLOAKROOM

Obscure glazed window to side, white close coupled WC, radiator.

KITCHEN

Dual aspect with aluminium double glazed window to front, timber sash window to side. Range of matching wall and base units with roll top work surface, integrated electric oven, four burner gas hob with extractor fan above, tiled splash backs, power point, space for fridge freezer, inset stainless sink drainer, space for dining table and chairs, radiator.

FIRST FLOOR LANDING

Radiator. Built in airing cupboard with factory lagged hot water cylinder. Small loft access hatch.





BEDROOM

With aluminium double glazed window to front. Power points.

BEDROOM

With mullioned window and secondary glazing to side, range of fitted book shelves, power points.

BATHROOM

With Velux window. White suite comprising mid level WC, wall mounted wash hand basin, panelled bath with shower attachment, tiled splash backs, radiator.

BEDROOM

With mullioned window and secondary glazing to front. Power points.

OUTSIDE

To the front the enclosed garden is mainly laid to lawn bordered by mature plants and shrubs, whilst to the rear is an enclosed patio area of hard standing providing a low maintenance space. Bordered by mature hedging. Brick built log store. The property has a recently replaced slate roof.

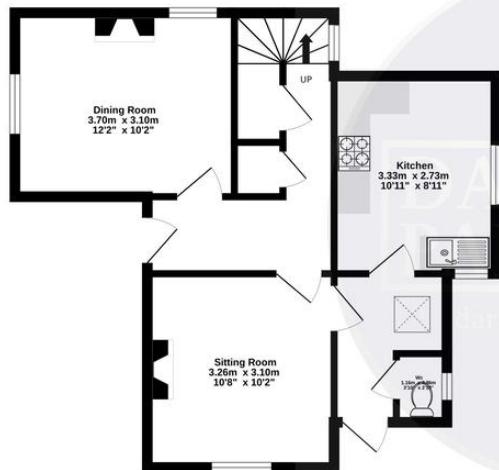


MATERIAL INFORMATION - Subject to legal verification

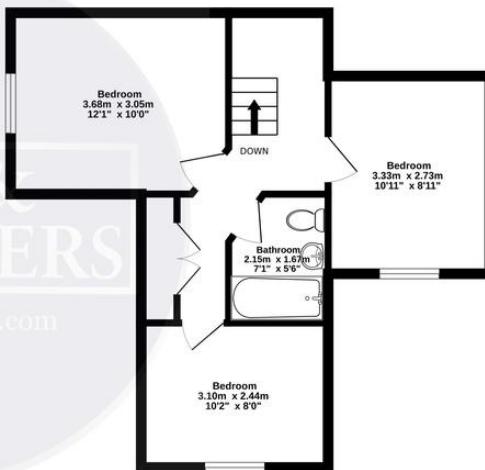
Freehold
Council Tax Band D



Ground Floor
44.1 sq.m. (475 sq.ft.) approx.



1st Floor
39.9 sq.m. (430 sq.ft.) approx.



TOTAL FLOOR AREA : 84.1 sq.m. (905 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	48
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.EPC4U.COM		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements