



Dawlish

3x  1x 

ENERGY
RATING
D66

- Video Walk-through Available
- Mid-Terraced House
- 3 Bedrooms
- Living Room, Dining Area and Conservatory
- Low Maintenance Gardens
- Single Garage at Rear
- Much Potential
- Some Modernisation Required
- Ideal First Purchase

Guide Price:
£243,000
FREEHOLD

23 Elm Grove Drive, Dawlish, EX7 0EU



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

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A three bedroom mid terraced house situated along a pathway within a popular residential location in the seaside town of Dawlish. The accommodation comprises lounge and dining area, conservatory, kitchen, three bedrooms and a shower room. Although in need of some updating the property boasts a modern gas central heating system and Upvc double glazing and outside there are easy to maintain gardens and a detached garage. The property will make an ideal first purchase, family home or investment for letting and internal viewings come highly recommended.

Elm Grove Drive is situated within a popular residential development within the highly sought after coastal town of Dawlish. Local schools, leisure centre and sporting facilities are close by whilst the beach, sea wall, train station and town are all within a short walk. Dawlish offers a good range of shopping facilities with several supermarkets and an abundance of independent retailers, cafes and coffee shops. The picturesque town centre with Stream running through featuring the famous Black Swans and lovely beaches make Dawlish a perfect location for families. The larger towns of Exeter, Newton Abbot and Torquay are within a short drive.

The Accommodation:

A UPVC part obscure double glazed door leads to the entrance porch with UPVC obscure double glazed windows to front and side and an obscure glazed door leading to the lounge with a feature fireplace and electric living flame fire, UPVC double glazed window to front and stairs to first floor. The lounge opens to the dining area which has an understairs storage cupboard, further storage cupboard, door to kitchen and UPVC double glazed window and door to the conservatory which is UPVC double glazed with sliding door leading to the rear garden. The kitchen has a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, space for appliances, wall mounted gas boiler and UPVC double glazed window.

Upstairs on the first floor the landing has access to loft. Bedrooms one and three have UPVC double glazed windows to front, bedroom three has a storage cupboard and bedroom two has a UPVC double glazed window to rear. There is also a shower room with corner shower cubicle, low-level WC and wash basin in vanity unit, tiled walls, heated towel rail and UPVC obscure double glazed window.

Gardens & Garage:

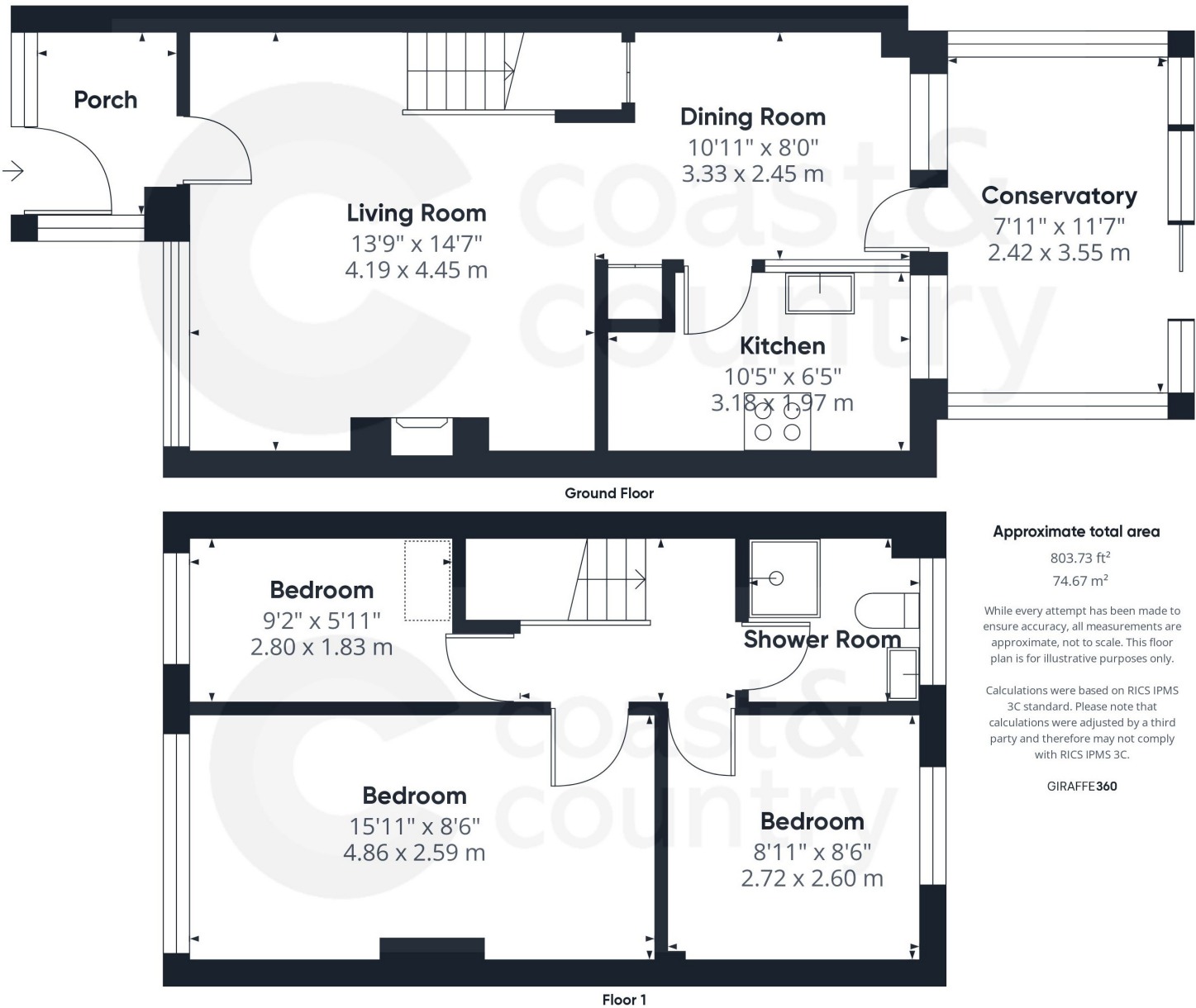
Outside to the front there is a gravelled garden with shrub borders and path to front door. The rear garden has been paved for ease of maintenance and there is a detached garage with double doors to front which opens onto Wychwood Close.

Directions:

From Dawlish town centre follow the A379 Exeter Road along the seafront. Turn left into Elm Grove Road (sign post for Dawlish Community College). Turn right after the college into Elm Grove Drive. Turn left into Kingsdown Crescent. Turn first right into Wychwood Close where the rear of the property is facing you and parking is available.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains gas. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.