



- EXTENDED DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN
- FRONT PORCH, RECEPTION HALL
- OPEN PLAN LIVING ROOM/KITCHEN/DINER
- FAMILY BATHROOM, UTILITY ROOM
- TWO BEDROOMS, BEDROOM THREE/HOBBIES ROOM
- CONVERTED GARAGE/STORE, DRIVEWAY PARKING
- FRONT AND REAR GARDENS
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Elm Grove Road, Dawlish, EX7 0EB

Guide Price £350,000

An extended detached two/three bedroom bungalow offered to the market with **NO ONWARD CHAIN**. Accommodation briefly comprising; front porch, reception hall, open plan living room/kitchen/diner, two/three bedrooms or hobbies room, family bathroom, utility room, garage/store, uPVC double glazing and gas central heating, front and rear gardens, driveway parking.



Property Description

An early viewing comes highly recommended.

Obscure glazed composite front door into...

RECEPTION HALL

With doors to principal rooms. Radiator, coat hanging area, loft access hatch, power point, thermostat controls. Door through to...

OPEN PLAN LIVING ROOM/KITCHEN/DINER

Dual aspect with uPVC double glazed window to front and uPVC double glazed doors to the rear opening to the garden, two radiators, power points, Freesat television connection point. **KITCHEN AREA:** With modern high gloss range of wall and base units with roll top work surface over and matching up-stand, inset one and a half bowl stainless steel sink drainer, integrated electric oven and combination microwave, four burner gas hob with extractor canopy above, space for fridge freezer, power points. Sliding door through to...

UTILITY AREA

With uPVC double glazed window to side, base unit with roll top work surface over and circular stainless steel sink, space and plumbing for washing machine, power points, radiator. Door to...

CLOAKROOM

White suite comprising close coupled WC, corner wash hand basin set into vanity unit with tiled splash backs, radiator.

Courtesy door into the rear of the **GARAGE STORAGE AREA** with wall mounted gas boiler supplying domestic hot water and gas central heating, power and light, wall mounted consumer unit, electric meter and gas meter.





HOBBIES ROOM/BEDROOM THREE

Dual aspect with uPVC double glazed windows to side and rear, uPVC glazed back door to the rear garden. Radiator, power points.

SHOWER ROOM

Obscure uPVC double glazed window to side, modern white suite comprising close coupled WC, inset wash hand basin set into vanity unit, walk-in shower with glazed screen, wall mounted electric shower, tiled splash backs, heated ladder towel rail.

BEDROOM TWO

uPVC double glazed window to front, radiator, power points, built in wardrobes with sliding mirrored doors.

BEDROOM ONE

uPVC double glazed windows to rear, radiator, power points, built in wardrobes with sliding doors.



OUTSIDE

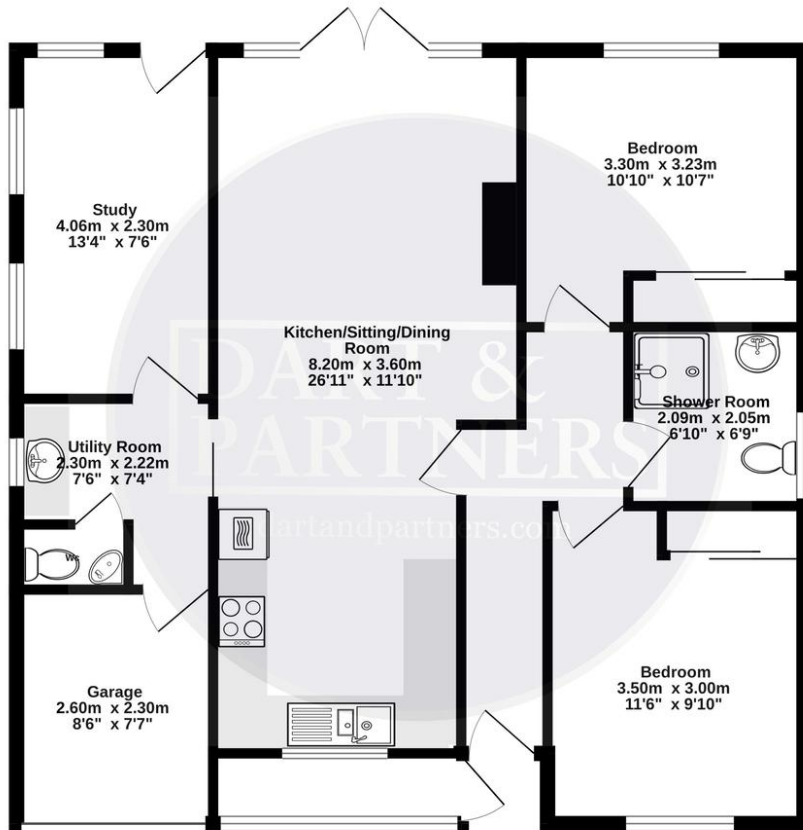
The front garden is predominantly laid to lawn bordered by mature plants and shrubs. **DRIVEWAY PARKING.** Door to **GARAGE** (converted). Glazed porch area. To the rear, the garden is fully enclosed by fencing, bordered by a variety of mature plants and shrubs. The rear garden is predominantly laid to lawn with an area of composite decking, perfect for bistro table and chairs. Electrically operated sun awning. Outside water tap. A pathway extends down the side of the property. Outside power point.



MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D

Ground Floor
81.7 sq.m. (879 sq.ft.) approx.



TOTAL FLOOR AREA : 81.7 sq.m. (879 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	87	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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