



- DETACHED FAMILY HOME
- LIVING ROOM/DINER
- FITTED KITCHEN
- THREE BEDROOMS, ONE ON GROUND FLOOR
- CLOAKROOM, BATHROOM
- DRIVEWAY PARKING, GARAGE
- uPVC D/G, GAS C/H
- IDEAL FIRST TIME BUY

## Summerhayes, Dawlish, EX7 9SJ

Guide Price £299,000

A three bedroom detached family home, situated in a popular residential area, close to town, local amenities, schools and train station. Reception hall, living room/diner, kitchen, three double bedrooms, one being on the ground floor, cloakroom, family bathroom, uPVC double glazing and gas central heating, enclosed garden, single garage and driveway parking. Ideal first time buy.

An internal viewing comes highly recommended.



## Property Description

Obscure glazed uPVC front door into....

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor.  
Power points, useful understairs storage cupboard.

### CLOAKROOM

Obscure uPVC double glazed window to front, coloured suite comprising close coupled WC, corner mounted wash hand basin with tiled splashbacks, radiator.

### GROUND FLOOR BEDROOM

Dual aspect with uPVC double glazed windows to front and rear, radiator, power points.

### KITCHEN

uPVC double glazed back door and matching side window to rear and side aspects, matching range of wall and base units with roll top work surface over, inset one and a half stainless steel sink drainer, integrated electric oven with four burner gas hob and extractor canopy above, tiled splashbacks, power points, space for fridge freezer, radiator, wall mounted gas boiler supplying domestic hot water and central heating.

### LIVING ROOM/DINER

Dual aspect with uPVC double glazed window to front and uPVC double glazed sliding patio doors to rear, two radiators, power points, TV aerial connection point, telephone socket.

### HALF LANDING

uPVC double glazed window to front.

### FIRST FLOOR LANDING

Loft access hatch, airing cupboard with timber slatted shelving, power point.

### BEDROOM 1

uPVC double glazed windows to front, radiator, power points.





### BEDROOM 2

uPVC double glazed window to rear, radiator, power points.

### FAMILY BATHROOM

Obscure uPVC double glazed window to rear, white suite comprising close coupled WC, pedestal wash hand basin and panelled bath with shower attachment over, tiled splashbacks, radiator.

### OUTSIDE

Fully enclosed rear garden with a small area of lawn, predominantly laid to decking whilst to the front there is **DRIVEWAY PARKING** ahead of the **SINGLE GARAGE** with metal up and over door, power and light, space and plumbing for washing machine and tumble dryer.



MATERIAL INFORMATION - Subject to legal verification

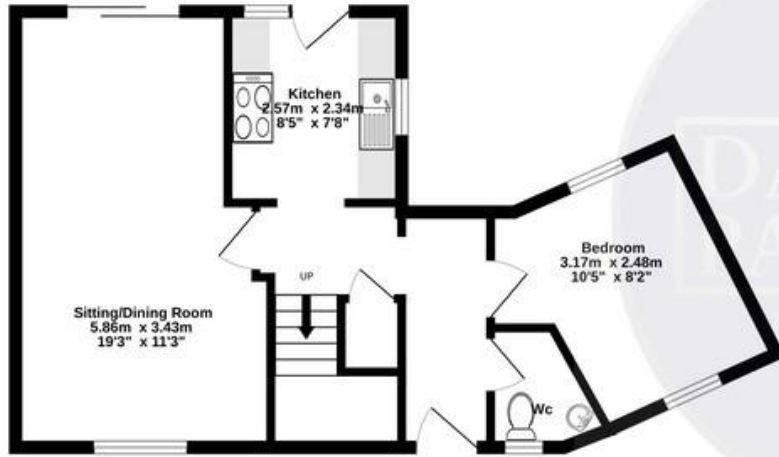
Freehold

Council Tax Band C

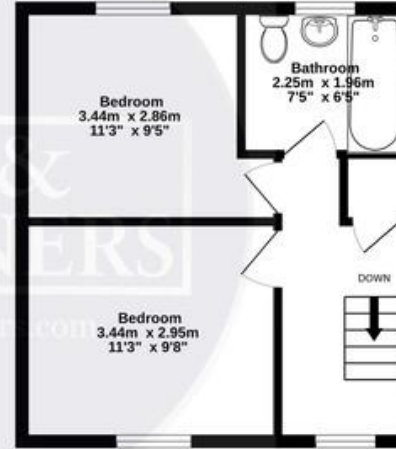


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

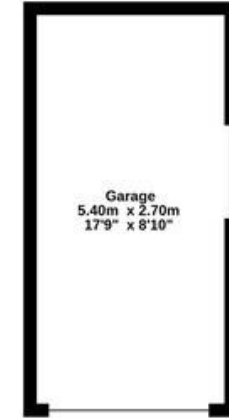
Ground Floor  
44.8 sq.m. (483 sq.ft.) approx.



1st Floor  
30.3 sq.m. (326 sq.ft.) approx.



Garage  
14.6 sq.m. (157 sq.ft.) approx.



**TOTAL FLOOR AREA : 89.7 sq.m. (966 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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