



- DETACHED CHALET BUNGALOW
- SITUATED IN POPULAR RESIDENTIAL LOCATION
- KITCHEN, LIVING ROOM DINER
- RECEPTION HALL, ENTRANCE PORCH
- GROUND FLOOR BEDROOM, TWO FIRST FLOOR BEDROOMS
- SHOWER ROOM, SEPARATE WC
- ENCLOSED GARDEN TO REAR
- DRIVEWAY PARKING AND GARAGE

### Little Week Lane, Dawlish, EX7 0LS

Guide Price £350,000

A fantastic opportunity to purchase this chain free three bedroom detached chalet bungalow situated in a popular location with flexible accommodation briefly comprising; living room diner, ground floor bedroom, kitchen, shower room, reception hall, entrance porch, two further bedrooms, WC, driveway parking, garage, gardens, uPVC double glazing, gas central heating.

An early viewing comes highly recommended.



## Property Description

Obscure glazed uPVC front door into...

### ENTRANCE PORCH

With uPVC double glazed windows to front and side, uPVC double glazed front door into...

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, power point. Useful under stairs storage cupboard with timber shelving and power point. Door through to...

### LIVING ROOM DINER

Triple aspect with uPVC double glazed windows to front and rear aspect, uPVC double doors opening to rear gardens. Three radiators, power points, two television aerial connection points, electric fireplace.

### GROUND FLOOR BEDROOM

With uPVC double glazed window to front, radiator, power points.

### SHOWER ROOM

With obscure uPVC double glazed window to rear, fully tiled room with white suite comprising close coupled WC, inset wash hand basin into vanity unit, glazed shower enclosure with wall mounted electric shower, vanity mirror and light with shaver socket, extractor fan, chrome ladder heated towel rail.

### KITCHEN

With uPVC double glazed window and door to rear, matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, electric oven with four ring electric hob, stainless steel extractor canopy above, tiled splash backs, wall mounted gas boiler supplying domestic hot water and gas central heating, space and plumbing for washing machine, fridge freezer, slimline dishwasher, cupboard housing consumer unit and electric meters.

### FIRST FLOOR LANDING

With uPVC double glazed window and skylight to rear, under eaves storage cupboard.





**BEDROOM TWO**

uPVC double glazed window to side, radiator, power points, two under eaves storage cupboards, loft access hatch.

**WC**

White suite comprising close coupled WC, wall mounted wash hand basin, tiled splash backs, vanity light and shaver socket.

**BEDROOM THREE**

uPVC double glazed window to side enjoying pleasant far reaching countryside views, radiator, power points.

**OUTSIDE**

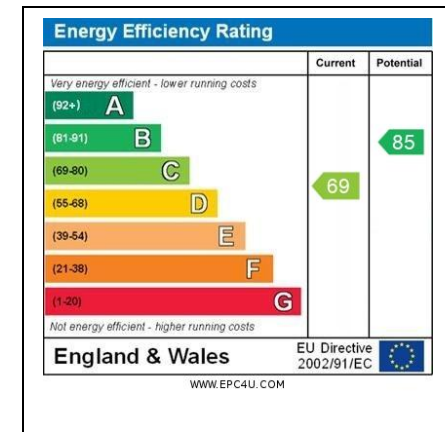
To the front is block paviour DRIVEWAY PARKING. Well stocked flower beds with pathway serving each side of the property. The rear garden is fully enclosed and enjoys a good degree of privacy and is predominantly laid to patio bordered by well stocked flower beds and timber shiplap fencing. Outside water tap.

**GARAGE**

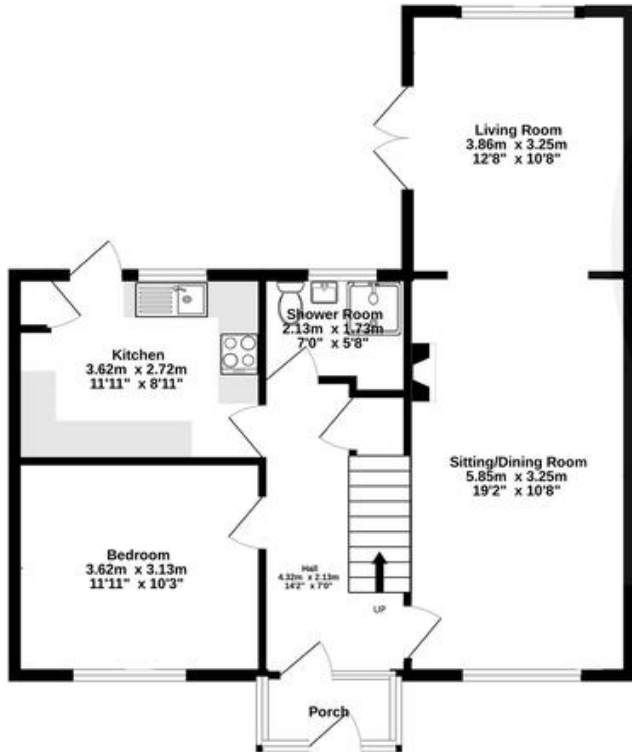
Single garage with electrically operated rolled door, uPVC double glazed windows to side, double glazed aluminium door opening out into the rear garden. Power points.

MATERIAL INFORMATION - Subject to legal verification

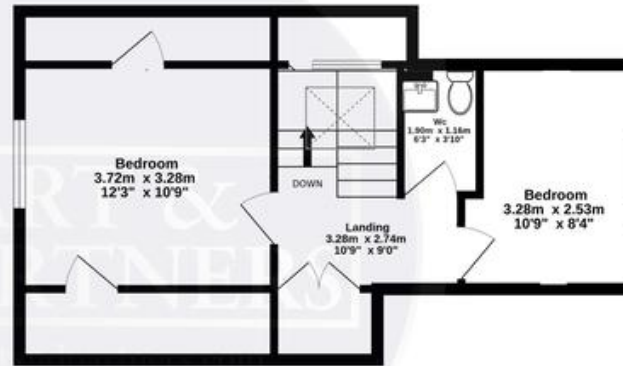
Freehold  
Council Tax Band C



Ground Floor  
66.9 sq.m. (720 sq.ft.) approx.



1st Floor  
39.3 sq.m. (423 sq.ft.) approx.



Garage  
14.2 sq.m. (153 sq.ft.) approx.



**TOTAL FLOOR AREA : 120.4 sq.m. (1296 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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