



- SEMI DETACHED HOUSE IN PLEASANT CUL DE SAC LOCATION
- NO ONWARD CHAIN
- ENTRANCE PORCH, RECEPTION HALL
- LIVING ROOM, DINING ROOM, KITCHEN
- GROUND FLOOR BEDROOM
- WALK IN DRESSING ROOM, EN-SUITE SHOWER ROOM
- TWO FIRST FLOOR BEDROOMS, FAMILY BATHROOM
- DRIVEWAY PARKING, GARDEN.

**Firbank Road, Dawlish, EX7 0NW**

**Guide Price £249,950**

Dart & Partners are delighted to offer this three bedroom semi detached house situated in a pleasant cul de sac location offered with NO ONWARD CHAIN and having accommodation briefly comprising; entrance porch, reception hall, living room, dining room, kitchen, ground floor bedroom, walk-in dressing room and en-suite shower room, two further bedrooms on the first floor and a family bathroom. Driveway parking. Rear garden.



## Property Description

Dart & Partners are delighted to offer this three bedroom semi detached house situated in a pleasant cul de sac location offered with NO ONWARD CHAIN and having accommodation briefly comprising; entrance porch, reception hall, living room, dining room, kitchen, ground floor bedroom, walk-in dressing room and en-suite shower room, two further bedrooms on the first floor and a family bathroom. Driveway parking. Rear garden.

Glazed timber front door opens into...

### RECEPTION PORCH

With windows to front and side aspect. Glazed timber front door leads into,,,

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Small window to front. Wall mounted consumer unit, gas meter housed in cupboard. Telephone point, radiator, useful under stairs storage cupboard.

### KITCHEN

Dual aspect with window to side and front aspect, matching range of wall and base units with inset stainless steel sink drainer into roll top work surface, integrated electric oven and four burner gas hob with extractor canopy above, tiled splash backs, power points, space for fridge, space and plumbing for washing machine and tumble dryer.

### LIVING ROOM

Radiator, power points, television aerial connection point. Squared arch through to...

### DINING ROOM

With uPVC double glazed sliding doors to rear garden. Radiator, power points. Door through to...

### GROUND FLOOR BEDROOM

With double glazed window to rear. Skylight. Built in wardrobes, power points. Door way through to DRESSING





ROOM and door to EN-SUITE SHOWER ROOM.

#### DRESSING ROOM

#### EN-SUITE SHOWER ROOM

With obscure glazed window to front, coloured suite comprising close coupled WC, pedestal wash hand basin, shower enclosure with tiled splash backs and wall mounted electric shower.

#### FIRST FLOOR LANDING

Power point. Loft access hatch.

#### BEDROOM ONE

Window to rear aspect, radiator, power points, built in wardrobe with hanging rail and timber shelf.

#### BEDROOM TWO

Window to front enjoying a pleasant open outlook over rolling countryside beyond. Radiator, power points, built in wardrobes. Door to airing cupboard with timber slatted shelving and wall mounted gas boiler supplying domestic hot water and gas central heating.

#### BATHROOM

With obscure uPVC double glazed window to side, modern white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with mains fed shower over, folding glazed shower screen.

#### OUTSIDE

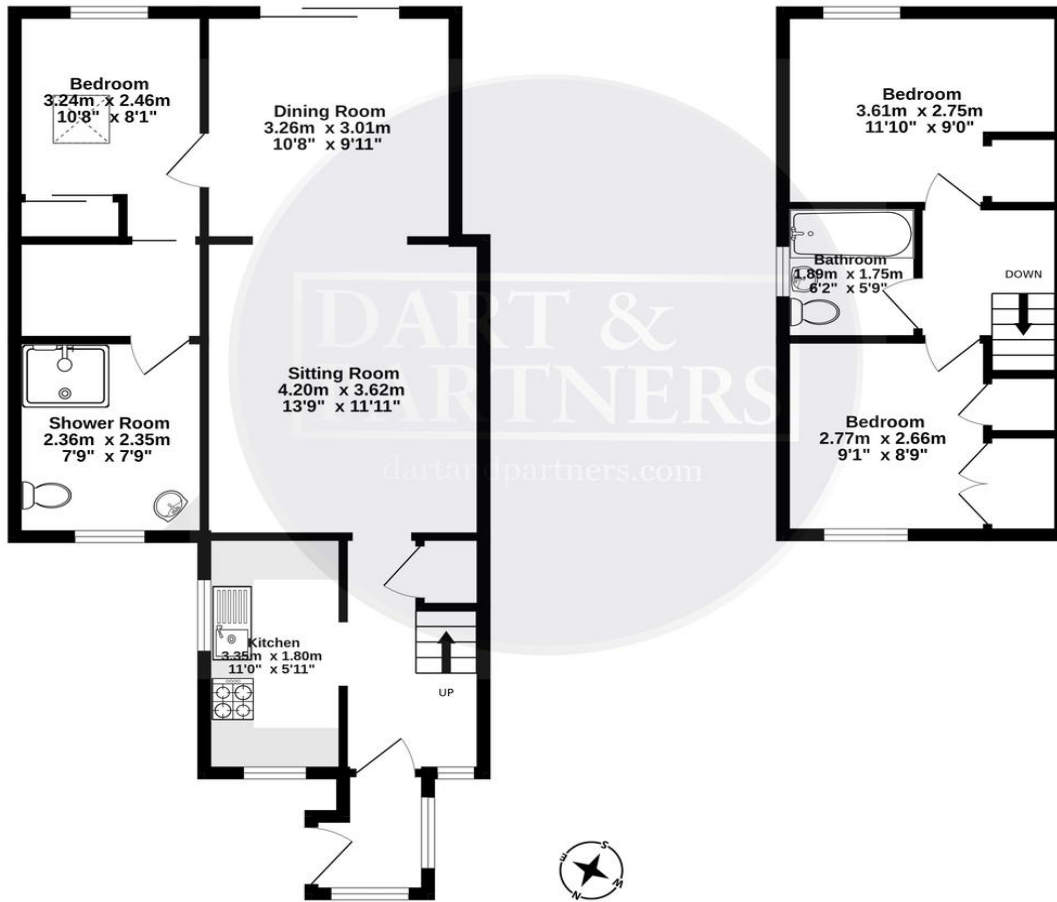
To the front is a well stocked front garden with an array of mature plants and shrubs. DRIVEWAY PARKING. Outside, to the rear is an area of hardstanding and a timber side gate giving access to the front of the property. Steps rising to a raised area, predominantly laid to lawn with a further area of raised patio enclosed by timber fencing.

MATERIAL INFORMATION - Subject to legal verification



Ground Floor  
58.5 sq.m. (630 sq.ft.) approx.

1st Floor  
26.7 sq.m. (288 sq.ft.) approx.



TOTAL FLOOR AREA : 85.2 sq.m. (917 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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Freehold  
Council Tax Band C



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