



- LINK DETACHED PROPERTY ON THE OUTSKIRTS OF DAWLISH
- RECEPTION HALL, CLOAKROOM
- LIVING ROOM, DINING ROOM
- FITTED KITCHEN, UTILITY ROOM
- THREE BEDROOMS (ONE EN-SUITE), OFFICE
- FAMILY BATHROOM
- FRONT AND REAR GARDENS
- GARDEN ROOM

## Holman Close, Dawlish, EX7 9TB

Asking Price Of £400,000

Situated in a sought after location on the outskirts of Dawlish is this beautiful three bedroom link detached property with accommodation briefly comprising; reception hall, cloakroom, living room, dining room, fitted kitchen, utility room, office and garage, three bedrooms, master with en-suite, family bathroom, front and rear gardens, garden room.

An internal viewing comes highly recommended to appreciate the accommodation on offer.





## Property Description

Obscure glazed composite front door into...

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, power point, wall mounted consumer unit. Doors to...

### CLOAKROOM

With obscure uPVC double glazed window to front, modern white suite comprising close coupled WC, inset wash hand basin into vanity unit, vanity mirror, tiled splash backs.

### LIVING ROOM

With uPVC double glazed window to front, radiator, power points, television aerial connection point. Squared arch through to...

### DINING ROOM

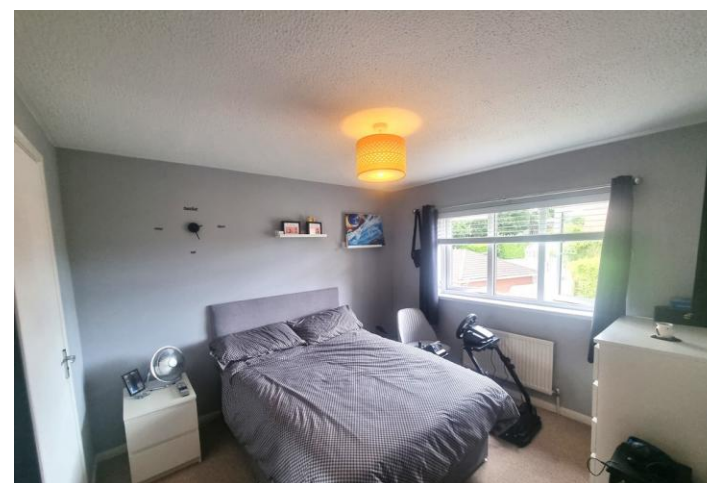
With uPVC double glazed sliding doors opening to rear garden. Radiator, power points.

### KITCHEN

With uPVC double glazed window to rear, range of matching base units with roll top work surface over, matching unit housing wall mounted gas boiler supplying domestic hot water and gas central heating, inset one and a half bowl stainless steel sink drainer, four ring induction hob, integrated eye level electric oven. Archway though to...

### UTILITY ROOM

With matching units to that of the kitchen, space for fridge freezer and washing machine, roll top work surface, uPVC double glazed door and matching side window to rear, power points, radiator.







#### OFFICE

With a range of built in units and desk, drawer units, radiator, power points, USB sockets, ceiling spotlights.

#### GARAGE

With metal up and over door, power and light.

#### FIRST FLOOR LANDING

With uPVC double glazed window to side, loft access hatch, power point, useful storage cupboard with timber slatted shelving and hanging rail.

#### BEDROOM ONE

uPVC double glazed window to front, radiator, power points, built in wardrobes. Door to...



#### EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to side, white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, shower enclosure with mans fed shower, folding glazed door.

#### BEDROOM TWO

uPVC double glazed window to rear, radiator, power points, built in wardrobes.



#### BEDROOM THREE

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

#### FAMILY BATHROOM

With uPVC double glazed window to rear, modern white suite comprising concealed cistern flush WC, wash hand basin set into vanity unit with extensive storage beneath, panelled bath with mains fed shower, glazed shower screen, radiator, illuminated vanity mirror, tiled splash backs.

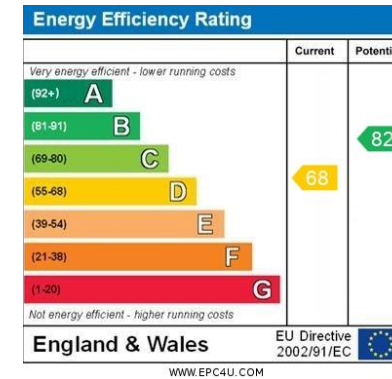


**OUTSIDE**

The front garden is predominantly laid to lawn with DRIVEWAY PARKING ahead of the GARAGE. The rear garden which is fully enclosed with shiplap fencing, is predominantly laid to lawn with an area of crazy paved patio, perfect for alfresco dining or entertaining, whilst at the end of the garden is a good size decked seating area housing a hot tub with a wonderful garden room/home office/additional entertaining space with uPVC double glazed bi-fold doors, built in bar area, power points. Light into the plinth of the decking. Side pathway and timber gate giving access to the full length of the side of the property.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band D



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.  
Made with Metropix 62024



9 Queen Street, Dawlish, Devon,  
EX7 9HB

www.dartandpartners.com  
01626 862057  
property@dartandpartners.com

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