



43 Carnac Drive, Dawlish
£289,000





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Dawlish, Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FAMILY HOME IN POPULAR RESIDENTIAL AREA
- LIVING ROOM, KITCHEN / DINER, CLOAKROOM, FAMILY BATHROOM
- THREE BEDROOMS (MASTER WITH EN SUITE)
- GOOD SIZED GARDEN WITH DECKED SEATING AREA
- SINGLE GARAGE AND DRIVEWAY PARKING
- UPVC DOUBLE GLAZING



A wonderful opportunity to purchase this modern three bedroom end of terrace family home situated in a popular residential location close to local amenities, schools, leisure centre etc with accommodation briefly comprising of entrance hall, cloak room, living room, kitchen diner, three bedrooms (master with en-suite), family bathroom, generous gardens, driveway parking and garage, Upvc double glazing and gas central heating. Early viewing comes highly recommended.

ACCOMODATION

Obscure glazed composite front door into...

ENTRANCE HALL - With radiator, wall mounted consumer unit, power points, door through to **LIVING ROOM** and door through to ..

CLOAKROOM - With modern white suite comprising a concealed system flush W.C, pedestal wash hand basin, tiled splashback, radiator and extractor fan.

LIVING ROOM - With Upvc double glazed window to front, two radiators, power points, television aerial connection point and telephone socket, useful under stairs storage cupboard housing a pressurised hot water cylinder, stairs rising to **FIRST FLOOR** and doors through to...

KITCHEN DINER - with Upvc double glazed window to rear and sliding patio doors opening out to the decked seating area. The kitchen has a modern range of high gloss wall and base units with inset one and half bowl stainless steel sink drainer, integrated electric oven and four burner gas hob with stainless steel extractor canopy above, integrated fridge freezer, washing machine and dishwasher, tiled splashbacks, power points, wall mounted gas boiler in matching wall unit, space for dining table and chairs, radiator and ceiling spotlights.

FIRST FLOOR LANDING - With power points and doors leading to..





MASTER BEDROOM - With Upvc double glazed window to front, radiator and power points, built in wardrobe with timber shelf and hanging rail, door to ...

ENSUITE SHOWER ROOM - With obscure Upvc double glazed window to front, modern white suite comprising of close couple W.C, pedestal wash hand basin and glazed shower enclosure with mains fed shower, tiled splashbacks, shaver socket, extractor fan and radiator

FAMILY BATHROOM - With modern white suite comprising of concealed system flush W.C, wall mounted wash hand basin, panelled bath, mains fed shower, glazed shower screen, tiled splashbacks, white ladder style heated towel rail and extractor fan

BEDROOM TWO - Upvc double glazed window to the rear enjoying a pleasant open outlook, radiator and power points, loft access hatch

BEDROOM THREE - Upvc double glazed window to the rear enjoying a similar outlook to that of BEDROOM TWO, radiator, power points and television aerial connection points

OUTSIDE - To the rear is a good sized garden, fully enclosed with ship lapped fencing and predominately laid to lawn, a decked seating area and further area of garden extends to the side of the property with timber side gate, driveway parking ahead of the single garage with metal up and over door and there is also an outside water tap







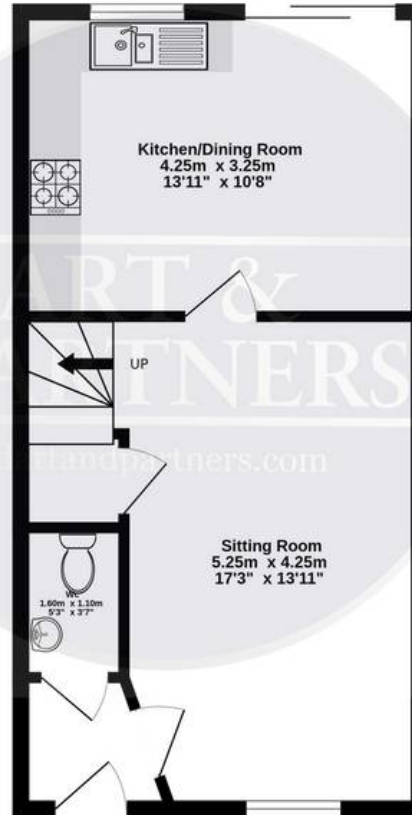
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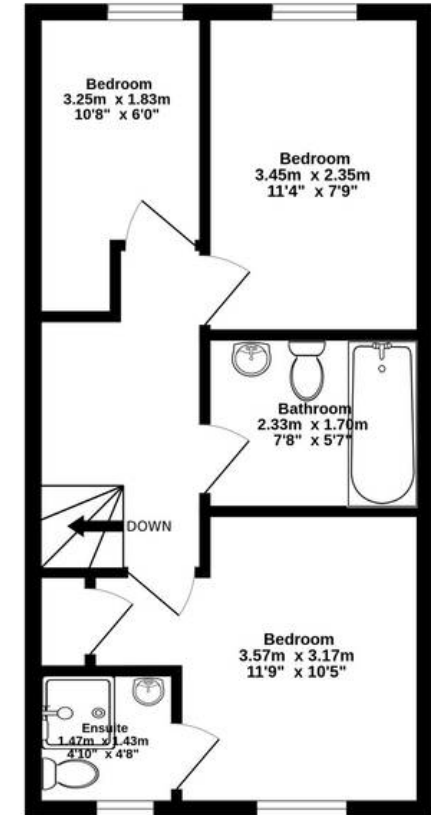
Garage
14.4 sq.m. (155 sq.ft.) approx.



Ground Floor
36.1 sq.m. (389 sq.ft.) approx.



1st Floor
36.1 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA : 86.6 sq.m. (932 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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