



15 Carhaix Way, Dawlish

Guide Price £325,000

DART &
PARTNERS
Established 1971



15 Carhaix Way

Dawlish, Dawlish

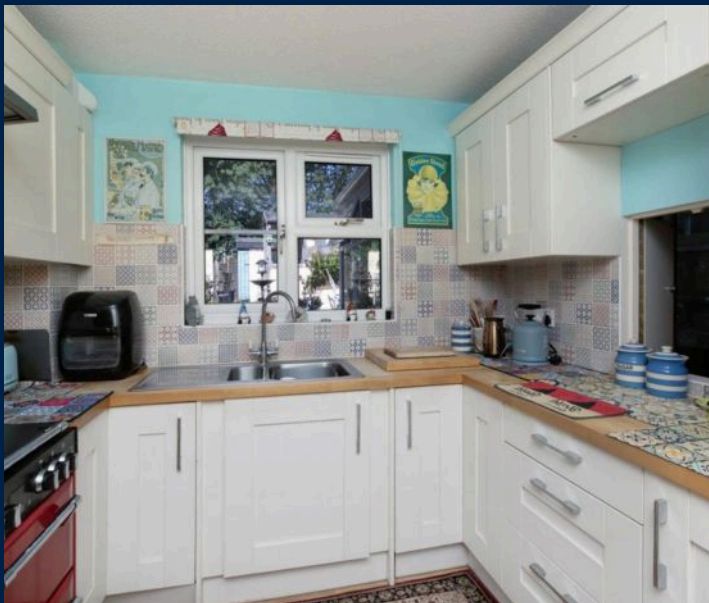
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- DELIGHTFUL LINK DETACHED FAMILY HOME SITUATED IN A POPULAR LOCATION ON THE FRINGES OF DAWLISH
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- WITHIN A SMALL CLOSE OF THREE PROPERTIES, CLOSE TO COMMUTER LINKS, SCHOOLS, LEISURE CENTRE AND ALL AMENITIES
- RECEPTION HALL, CLOAKROOM
- LIVING ROOM, DINING ROOM
- FITTED KITCHEN, UTILITY ROOM AND CONSERVATORY
- THREE BEDROOMS, EN-SUITE SHOWER ROOM, FAMILY SHOWER ROOM
- GARDENS, DRIVEWAY PARKING AND GARAGE
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



Offered to the market with NO ONWARD CHAIN is this delightful three bedroom link detached family home situated in a popular location on the fringes of Dawlish within a small close of three properties, close to commuter links, schools, Leisure Centre and all amenities. With accommodation briefly comprising: reception hall, cloakroom, living room, dining room, fitted kitchen, utility room and conservatory, three bedrooms, master with en-suite shower room, family shower room, gardens, driveway parking and garage. uPVC double glazing and gas central heating.

An internal viewing comes highly recommended.

Obscure glazed uPVC front door into...

RECEPTION HALL

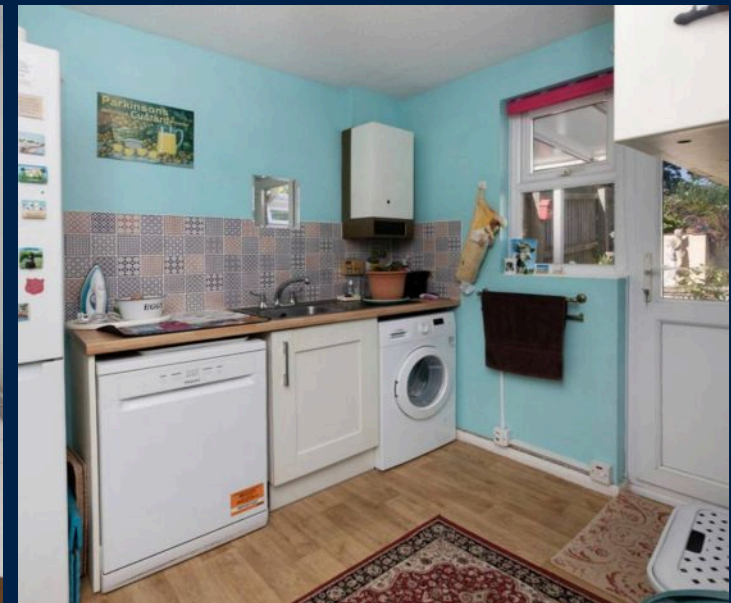
Doors to principal living rooms and stairs rising to first floor. Radiator, power point, high level wall mounted consumer unit. Door to...

CLOAKROOM

With obscure uPVC double glazed window to front, coloured suite comprising low level WC, inset wash hand basin set into vanity unit, radiator.

LIVING ROOM

With uPVC double glazed window to front, radiator, power points, television aerial connection point and Broadband connection. Multi-paned double doors through to...





DINING ROOM

With space for dining table and chairs, radiator, power points, serving hatch through to kitchen, aluminium framed sliding doors into a **GENEROUS CONSERVATORY** with double doors opening to the rear garden. Power points.

KITCHEN

With uPVC double glazed window to rear, matching range of shaker style wall and base units with square edge timber work surface over, inset one and a half bowl stainless steel sink drainer, space for gas cooker with extractor above, tiled splash back, power points. Door to useful under stairs storage cupboard. Door through to...

UTILITY ROOM

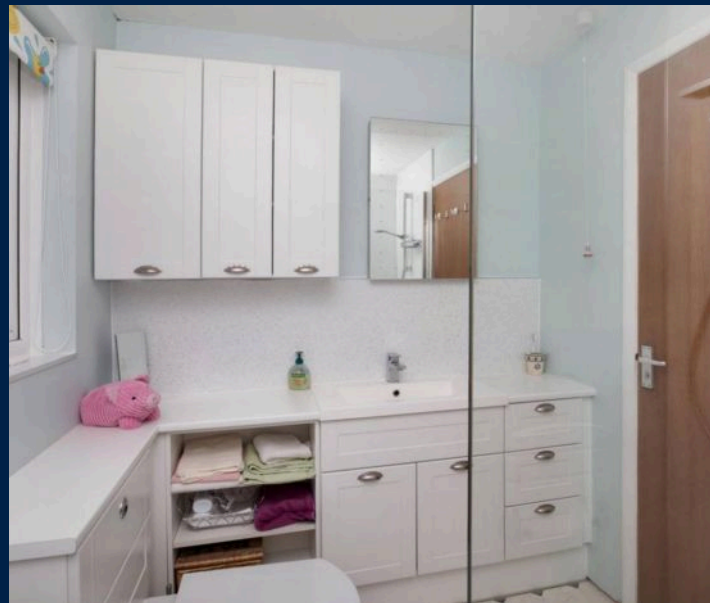
With uPVC double glazed window and door giving access to the rear garden. Base unit with timber effect roll top work surface, inset stainless steel sink drainer, space and plumbing for washing machine, dishwasher, space for upright fridge freezer, wall mounted gas boiler, power points, radiator. Door giving access in to the **GARAGE**.

FIRST FLOOR LANDING

With uPVC double glazed window to side, loft access hatch, power point. Door to airing cupboard with factory lagged hot water cylinder and timber slatted shelving.

FAMILY SHOWER ROOM

With obscure uPVC double glazed window to rear. Modern white suite comprising concealed system flush WC, inset wash hand basin into vanity unit, large walk in shower with glazed shower screen and mains fled shower, chrome ladder heated towel rail.



BEDROOM ONE

uPVC double glazed window to front enjoying a pleasant open outlook over the rolling countryside beyond. Built-in wardrobe with sliding mirror door, radiator and power points. Door to...

EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to side, coloured suite comprising concealed cistern flush WC, inset wash hand basin set into vanity unit, tiled shower enclosure closure with mains fed shower, wall mounted electric heater, vanity light and shaver socket.

BEDROOM TWO

uPVC double glazed window to rear, built in wardrobes with sliding mirrored doors, radiator, power points, uPVC double glazed window to front enjoying similar outlet to that of bedroom one. Radiator, power points.

BEDROOM THREE

uPVC double glazed window to front enjoying a similar outlook to that of bedroom one. Radiator and power points.

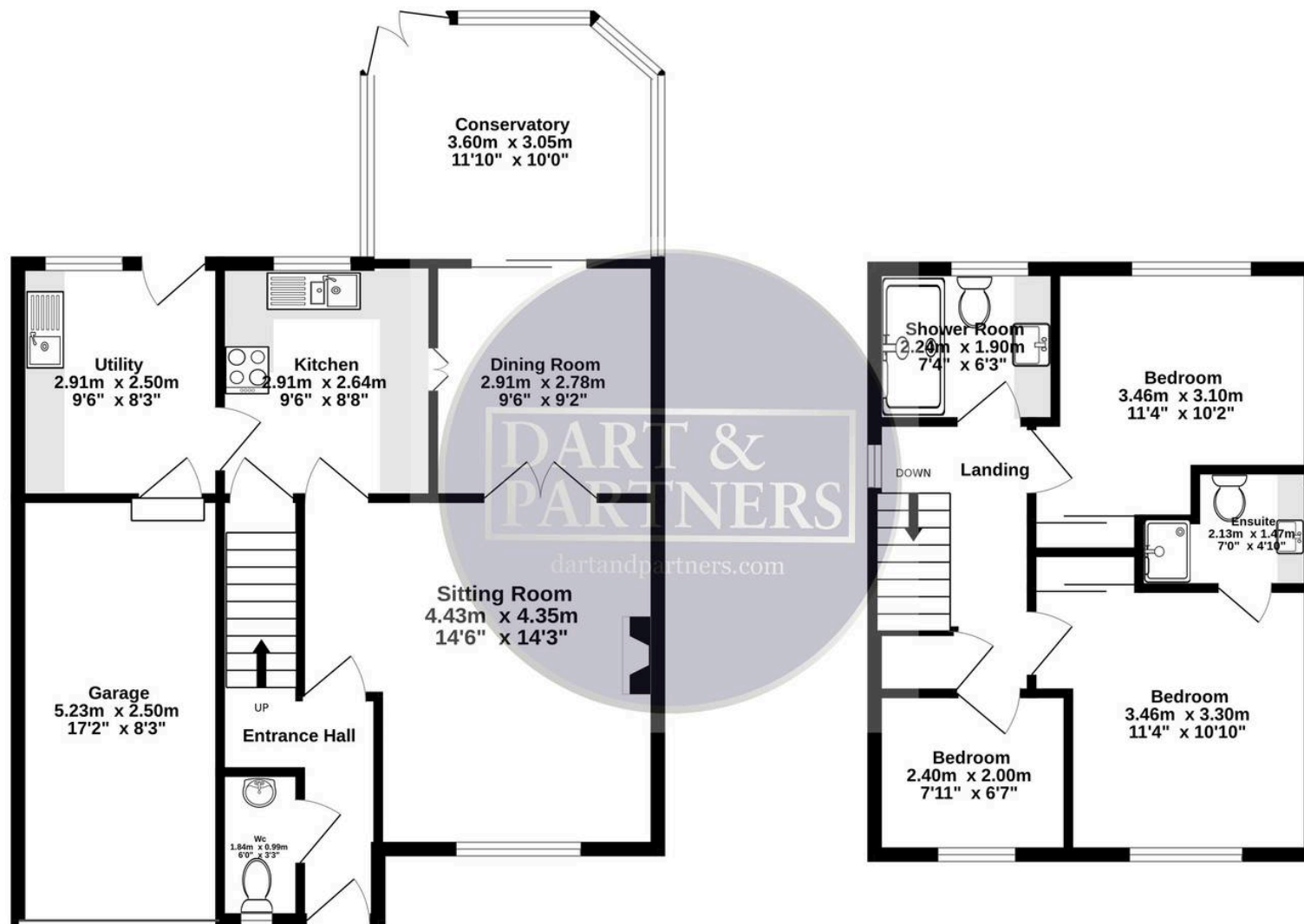
OUTSIDE

To the front there is DRIVEWAY PARKING and a SINGLE GARAGE with electrically operated roller door, power and light, loft access hatch. Side gate gives access to the rear of the property. To the rear, is an area of undercover paved patio, outside water tap and power points. Raised area of patio and astro turf. Timber summerhouse with light, this would make an ideal studio or home office. A wrought iron gate opens to a further area of garden which is predominantly laid to paving housing a timber shed. The garden enjoys a sunny aspect.



Ground Floor
71.4 sq.m. (769 sq.ft.) approx.

1st Floor
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA : 110.7 sq.m. (1191 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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