



68, Little Week Road Dawlish, Devon EX7 0NL



£220,000

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

NO CHAIN

Nestled along a peaceful footpath, this charming two-bedroom terraced house offers the perfect retreat from the hustle and bustle of everyday life. Ideal for first-time buyers or those seeking a cozy, low-maintenance home, the property features a spacious living area that is filled with natural light, providing an inviting space for relaxation and entertaining. The modern kitchen is thoughtfully designed with sleek finishes and ample storage, making it both stylish and practical for daily living.

Outside, the house boasts well-maintained front and rear gardens, offering private outdoor spaces to enjoy throughout the year. Whether you're relaxing in the sun or hosting a barbecue, the gardens provide a perfect setting for outdoor activities. Additionally, the property includes a dedicated parking space, ensuring convenience without compromising the tranquillity of its location. This hidden gem, accessible via a quiet footpath, is the perfect combination of comfort, charm, and practicality.



Downstairs:

Living Room:

Upon entering the property, you are greeted with a large, spacious and light living room. There is an electric fireplace, large front-facing window, staircase leading to the first floor and door through to the kitchen.

Kitchen:

The kitchen is modern and practical. It features base and wall units, has a built-in oven, hob and extractor fan, as well as a 1 ¼ sink and drainer. It has a smaller window over the sink and a set of glass double doors leading to the rear garden.

Upstairs:

Bedroom 1:

The larger of the 2 bedrooms faces out to the rear of the property. A large window fills the room with light and there is adequate space for a double bed and storage.

Bedroom 2:

The second bedroom is slightly smaller than the first but provides adequate space for everything you may need, including a double bed and storage solutions. It has a large front-facing window.

Bathroom:

The bathroom for the property is a large room that features a W/C, sink and a large bath with a shower.

Outside:

Front Garden:

The property's front door is accessed by a landscaped front garden. It features a planter as well as space for outdoor furniture and other potted plants.

Rear Garden:

The rear garden features a 2-tier decking as well as a small, gravelled area that leads to the rear access of the property and the dedicated parking space. There is plenty of space for outdoor furniture and storage solutions.

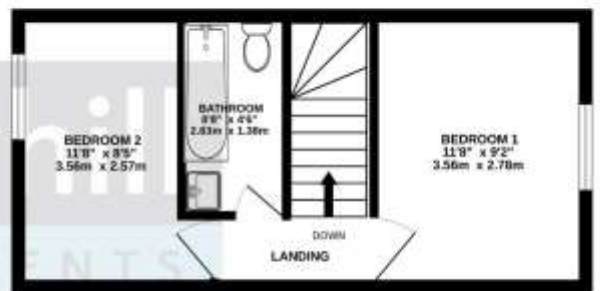




GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.8 sq.m.) 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 on 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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For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.

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Living in Dawlish

The property is just a 5-minute drive from the centre of town, and a 5 minute drive to Dawlish Warren. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés. The lawn, in the centre of town, is a focal point for community activities and events, including the established annual Dawlish carnival in August each year. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses, one in Teignmouth and the other in Dawlish Warren. Also within easy reach is the Dawlish Warren National Wildlife Reserve, a beautiful place to relax and take a walk



Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision is provided at Exeter College, which is near Exeter University, one of the Russell Group Universities. Both education campuses are conveniently situated near Exeter St Davids mainline station, which is a few stops along from Dawlish station. The mainline train station, also ten minutes' walk away, connects Dawlish to London Paddington, Birmingham and Edinburgh and provides easy access to Teignmouth, Plymouth, the Cathedral City of Exeter, and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community feel.

