

36, Little Week Road
Dawlish, Devon EX7 0NL



£240,000

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

Underhill Estate Agents are delighted to bring to market this 3-bedroom home in need of some renovation. Situated in a quiet neighbourhood, the property briefly comprises of 3 bedrooms, 1 bathroom and an open-plan kitchen, dining and living area, as well as front and back gardens, and a garage with a driveway. Full of potential, this property is a blank canvas waiting for someone to come and make it their own. Viewings are **highly** recommended.

Downstairs:

Upon entering the property, you are greeted with an entrance hall that is home to the staircase and a set of double doors that allow access to:

Living Room:

The living room is a large, light space. The room features 2 windows that allow for lots of natural light which view to the front of the property, and an under-stairs cupboard for extra storage. The room is heated by a large radiator. From the living room, you can access the dining room through a large archway.

Dining room:

With archways leading to both the kitchen and the living room, this area is always full of natural light during the day. A large window views out to the back garden, and there is plenty of space for a dining table. There is a radiator under the window.

Kitchen:

The kitchen is in need of a refit, but there is lots of potential. With a window viewing to the side of the property and a door allowing access to the garden, the kitchen is a large, light space. It is also home to the boiler for the property.

Upstairs:

From the landing you can access all of the upstairs rooms.

Bedroom 1:

The biggest bedroom on the property has a window that views to the front of the property and allows for lots of natural light. This room is large enough for all bedroom essentials, and also has the potential for a built-in wardrobe to be fitted. A large radiator heats the room.

Bedroom 2:

Slightly smaller than the first bedroom, this bedroom has a large window that views over the rear garden and floods the room with natural light. This room also benefits from a built-in cupboard space to allow for extra storage. Again, there is plenty of space for all bedroom essentials and a radiator is fitted.

Bedroom 3:

The third bedroom is the smallest on the property and is suitable for a single bed. There is a built-in cupboard area that could easily be turned into a small wardrobe if desired. A window viewing to the front of the property allows for natural light and a small radiator is fitted.





Bathroom:

The bathroom for the property contains a bath/shower, W/C and a sink. A large opaque window allows for lots of natural light. Many will probably want to refit the bathroom, but it is in a good enough condition where this is not essential.

Outside areas:

Garage/Driveway:

This property features a large driveway that is big enough for 2 cars, as well as having a large garage attached to it. Inside the garage there is a door that leads to the rear garden and electricity outlets throughout. The garage is also home to the meters for the property.

Front Garden:

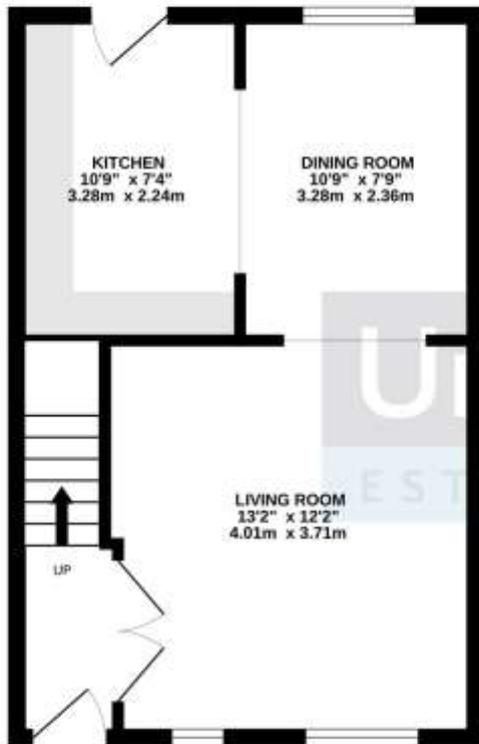
The front garden features a path that runs alongside the driveway and a large lawn leading all the way to the pavement.

Rear Garden:

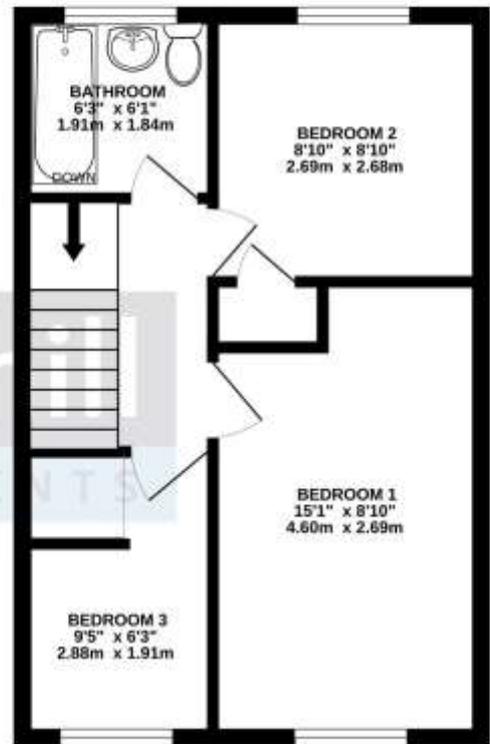
In need of a tidy up, the rear garden is a large space. The rear door to the property leads out onto a patio area that wraps around to the door providing access to the garage. Along one side of the garden, there is currently a decking that is in need of repair that leads to a small, birch built planter. The rest of the garden is all lawn space with the potential for more planter to be dug if desired. Mostly untouched, this garden has plenty of potential for renovation.



GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



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.

