

10 Cousens Close Dawlish, EX7 9TE



£325,000

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

CHAIN FREE! A spacious **4-bed semi-detached town house** in a peaceful Dawlish cul-de-sac – **perfect for family living**. Offering a bright living room and a well-appointed kitchen/breakfast room, creating a hub for daily life and entertaining. Upstairs, the master bedroom benefits from views towards the county park, while 3 further bedrooms and a stylish family bathroom ensure comfort for all. Outside, the rear garden offers space to unwind and enjoy outdoor living, while the driveway and garage provide convenient off-road parking and storage. Double glazing and gas central heating complete this inviting property. Located within easy reach of schools, shops, and local amenities, this home is ideal for growing families or those seeking extra space. Don't miss your chance to view this fantastic opportunity. **Virtual Tour Available Online**

Step into this modern 4-bedroom home, perfectly positioned in a quiet and sought-after location, offering a blend of comfort, space, and flexibility for family or multi-generational living.

A neat front garden with mature planting sets the scene, complemented by a car parking area with electric vehicle charger and a garage offering excellent storage or workshop potential.

Entrance:

A welcoming entrance hall leads to :

Shower Room:

This fully tiled modern shower room is fitted with a shower, close-coupled WC, and hand basin.

Garage Access:

The garage can be accessed via an internal door and is currently used as additional storage.

Living Room:

The spacious living room at the rear boasts views over the back garden, providing a light and airy retreat. Stairs lead down to:

Kitchen:

The modern kitchen has been thoughtfully fitted with sleek base and wall units, an electric cooker, hob, extractor hood, integrated dishwasher, and space for a freestanding fridge freezer. A door opens to the tiered rear garden, where a lawn and planting beds create a tranquil haven, complete with side access to the front garden.

Bedroom 4:

Adjacent to the kitchen, a small hallway leads to the lower ground floor bedroom with a walk-through dressing area/ ante room. This room provides flexibility of use and could provide a quiet home office, reading nook, or additional family space.





Upper Floor:

Stairs from the entry hall lead up to:

Bedroom 1:

The principal bedroom impresses with country views and a spacious feel enhanced by charming sloped ceilings.

Bedroom 2:

Is a bright double, with views to the front of the property.

Bedroom 3:

This single room benefits from a window to the front garden and is currently used as a large study.

Bathroom:

A fully tiled, modern family bathroom features a rainfall shower over the bath, sleek shower screen, WC, and a vanity unit with handy storage.

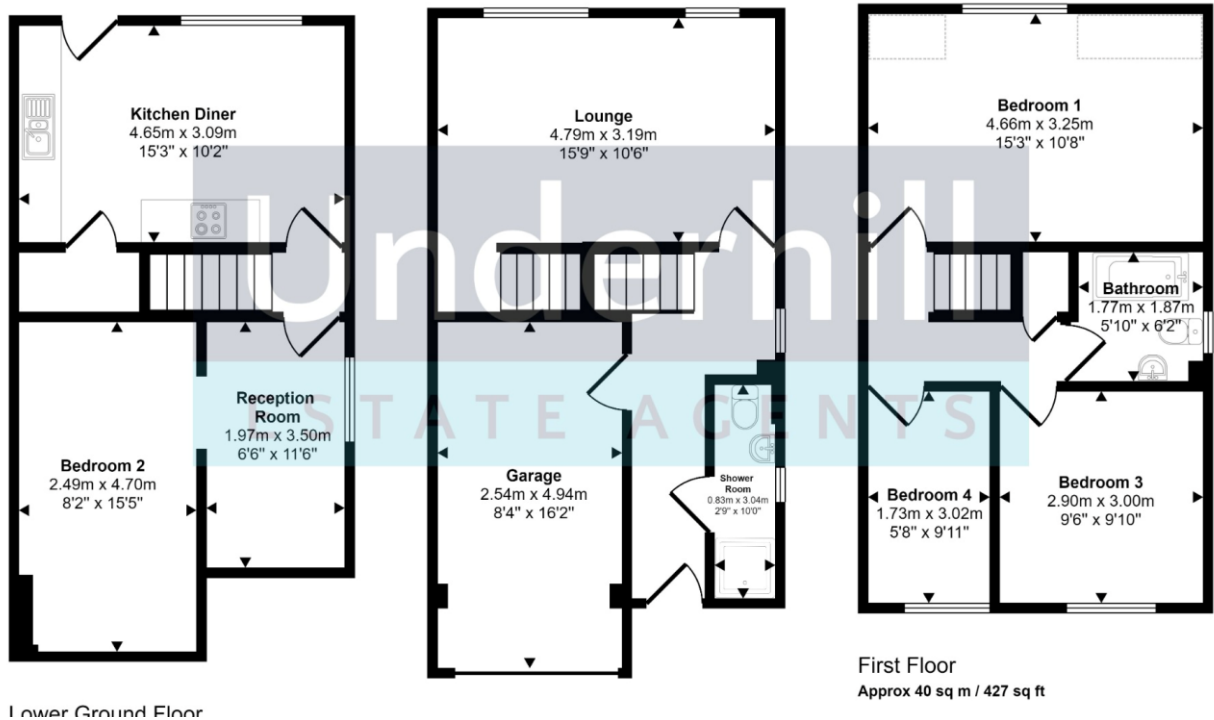
Gardens:

To the rear of the property, a tiered garden is laid out over 2 levels, with the lower area laid mostly to lawn. An alleyway provides access from the front of the property, allowing convenient access for gardening equipment and garden furniture.

With UPVC double glazing throughout and a gas combi boiler for efficient heating, this versatile home offers a rare opportunity for those seeking a modern lifestyle in a tranquil setting. Don't miss out on this gem – it's certain to be snapped up fast!



Approx Gross Internal Area
120 sq m / 1295 sq ft



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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