



**Catalina Close, Dunkeswell, Honiton EX14 4QD**



**welcome to**

## **Catalina Close, Dunkeswell, Honiton**

Fox & Sons are delighted to bring to the market this two bedroom end of terrace property, located in the rural village of Dunkeswell.

### **Front Garden**

Laid to wood chippings, paved pathway leading to front door with side access to rear garden and LPG tank

### **Entrance Hallway**

Entered via uPVC front door with double glazed panel, doors leading to lounge and conservatory and ceiling light point

### **Lounge**

17' 3" x 12' 2" ( 5.26m x 3.71m )  
uPVC double glazed dual aspect windows to front and rear aspects, wall mounted LPG fire, electric storage heater, stairs rising to first floor and ceiling light point

### **Kitchen**

12' x 7' 8" ( 3.66m x 2.34m )  
uPVC double glazed window to rear aspect, range of wall and base units with worktop over, tiled splashback, stainless steel drainer sink, space and plumbing for washing machine, space for fridge freezer, space for cooker with cooker hood over and ceiling light point

### **Conservatory**

18' 5" x 6' 6" ( 5.61m x 1.98m )  
uPVC double glazed windows to side and rear aspects and uPVC double glazed French doors opening out onto patio area

### **Landing**

Loft hatch providing access to loft space, electric storage heater and ceiling light point

### **Bedroom 1**

12' 1" max x 10' 5" ( 3.68m max x 3.17m )  
uPVC double glazed windows to front aspect, built

in cupboard housing hot water tank and ceiling light point

### **Bedroom 2**

12' 9" x 7' 8" ( 3.89m x 2.34m )  
uPVC double glazed windows to rear aspect and ceiling light point

### **Bathroom**

uPVC double glazed obscured window to side aspect, panel bath with shower over, part tiled walls, wash hand basin with vanity unit, low level WC and ceiling light point

### **Rear Garden**

Enclosed with timber fencing, laid to gravel, paved patio seating area and plant beds with a range of shrubs

### **Garage & Driveway**

16' 8" x 8' 1" ( 5.08m x 2.46m )  
Entered via manual up and over door with power and lighting, gravel driveway to the side of property and ample parking on street for visitors





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## Catalina Close, Dunkeswell, Honiton

- END OF TERRACE PROPERTY
- TWO BEDROOMS
- COUNCIL TAX BAND B
- CONSERVATORY
- GARAGE & DRIVEWAY PARKING

Tenure: Freehold EPC Rating: E

offers in excess of

**£200,000**



Total floor area 70.5 m<sup>2</sup> (759 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
AXM104532 - 0007

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fox & sons



**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



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