



Gatehouse Rise, Dawlish EX7 0EH

welcome to

Gatehouse Rise, Dawlish

*** COMPLETE CHAIN ***

A fantastic opportunity to purchase this THREE BEDROOM SEMI-DETACHED home which is WELL PRESENTED throughout and offers a MODERN, OPEN PLAN kitchen/diner, an ENCLOSED rear garden and a paved DRIVEWAY with graveled area for additional PARKING. Call Fox & Sons today!



Entrance Porch

A convenient entrance porch with a double glazed window to side elevation and door leading to entrance hallway.

Entrance Hallway

Stairs leading to the first floor, understair storage, radiator and door through to open plan kitchen/diner.

Lounge

15' 7" max x 9' 5" max (4.75m max x 2.87m max)
Double glazed window to front elevation, radiator and storage cupboard.

Kitchen/Diner

24' 4" max x 15' 7" max (7.42m max x 4.75m max)
A modern open plan living arrangements with plenty of space for a dining table/chairs, a desk for those who work from home and a modern kitchen leading through to access to the rear garden. A cosy 'sun room' located to the rear offering access directly to the rear garden.

First Floor Landing

Access to all three bedrooms, bathroom, loft access and a double glazed window to side elevation.

Bedroom 1

15' 3" max x 9' 5" max (4.65m max x 2.87m max)
Double glazed window to front elevation and radiator.

Bedroom 2

13' 8" max x 9' max (4.17m max x 2.74m max)
Double glazed window to rear elevation and radiator.

Bedroom 3

9' 11" x 6' 11" (3.02m x 2.11m)
Double glazed window to rear elevation and radiator.

Bathroom

A modern family bathroom with a bath with electric shower, a WC/vanity sink unit with a concealed cistern, heated towel rail and double glazed obscure window to front elevation.

Front Garden

Paved off road parking available for two vehicles, gate with side access to the rear garden and door to entrance porch.

Rear Garden

A fully enclosed 'sun trap' with a spacious patio area offering plenty of space for outdoor dining, leading to a laid to lawn area with fence surround. Added benefits of the garden is the outdoor tap, power sockets and side access leading to the front of the property.



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



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Gatehouse Rise, Dawlish

- Three Bedrooms
- Semi-detached Home
- Modern Kitchen/Diner
- Sun Room
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PYP104456 - 0002

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