







# welcome to

# **Carnac Drive, Dawlish**

\*\*\* NO ONWARD CHAIN \*\*\*

A fantastic opportunity to purchase this well presented three bedroom end of terrace home offering a master bedroom with an ensuite, a low maintenance rear garden and a garage with parking. Call Fox & Sons today to arrange your viewing!













#### **Entrance Hall**

Door to cloakroom and lounge.

#### Cloakroom

Access from the entrance hallway, WC and sink.

## Lounge

18'  $\max x$  13' 10"  $\max (5.49 \text{m} \max x 4.22 \text{m} \max x)$ Double glazed window to front elevation, door to storage and kitchen/diner.

## Kitchen/Diner

13' 10" max x 9' 5" max ( 4.22m max x 2.87m max ) A modern wall and base unit kitchen with worktop space, sink drainer, integrated appliances and a double glazed window to rear elevation and sliding door to the rear garden.

## **First Floor Landing**

Access to all three bedrooms.

#### **Bedroom 1**

11' 5"  $\max x$  8' 8"  $\max$  ( 3.48m  $\max x$  2.64m  $\max$  ) Sliding fitted wardrobe, door to storage cupboard and ensuite with a double glazed window to front elevation.

#### **Ensuite**

Mostly tiled, mains shower, WC, sink and double glazed obscure window to front elevation.

#### **Bedroom 2**

11' 1" max x 7' 9" max ( 3.38m max x 2.36m max ) Double glazed window to rear elevation.

#### **Bedroom 3**

10' 8" max x 5' 11" max ( 3.25m max x 1.80m max ) Double glazed window to rear elevation.

#### **Bathroom**

A modern bathroom with a bath and mains shower, WC, pedestal sink and towel radiator.

## **Rear Garden**

A low maintenance rear garden with side access.

## **Garage & Parking**

Garage situated in a block with allocated parking to front.



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.focale.nct.com





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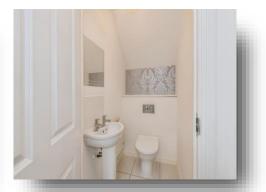
- Three Bedrooms
- End Terrace
- Cloakroom
- Master Ensuite
- No Onward Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £250,000







Ecocol Map data ©2025

Please note the marker reflects the postcode not the actual property

# view this property online fox-and-sons.co.uk/Property/PYP104452



Property Ref: PYP104452 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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