

Calm Water Close, Dawlish, EX7 0RH



A fantastic opportunity to purchase this 3 bedroom detached house situated on a popular development on the outskirts of Dawlish. The property is very well situated with a wonderful open outlook to the front over a pond with open views over the surrounding area. Key benefits include parking for 2 cars, good size garage, enclosed garden and NO ONWARD CHAIN. FREEHOLD, COUNCIL TAX BAND - D, EPC - B.

Guide Price £365,000

01626 862379

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FRASER & WHEELER

Less than 2 miles from Dawlish town centre, Swan Park is in an ideal location to enjoy all the area has to offer. The charming town is filled with a mixture of high street and independent shops, along with a number of eateries, a museum, and essential services including a hospital. Sainsbury's is just across the road from this new development making your weekly shop a breeze. For even more choice, Swan Park is within a 20-minute drive of Exeter, a hub of entertainment, leisure and shopping.

FRONT DOOR TO

ENTRANCE HALL

Composite door to front elevation, single radiator, vinyl flooring, stairs to first floor accommodation and doors leading to:

LIVING ROOM

A bright and welcoming living room with UPVC double glazed window to front elevation, UPVC double glazed double doors leading out to the rear garden patio perfect for alfresco dining, single radiator and TV aerial point.

KITCHEN/DINING ROOM

A modern fitted kitchen diner with grey gloss wall, drawer and base units, roll top work surface, one and a half bowl stainless steel sink with drainer and mixer tap, gas hob with overhead extractor, built in oven and fridge freezer, single radiator, spotlights, UPVC double glazed window to front and side elevations and vinyl flooring.

UTILITY ROOM

Composite door to rear elevation, single radiator, space for freestanding washing machine, Combi boiler and vinyl flooring.

CLOAKROOM

Low level WC, pedestal wash hand basin and vinyl flooring.

FRIST FLOOR LANDING

UPVC double glazed window to rear elevation, loft access, built in storage cupboard, single radiator, carpeted flooring and doors leading to:

BEDROOM 1

Master bedroom with UPVC double glazed windows to front and side elevations, TV aerial point, single radiator, built in wardrobe and carpeted flooring.

EN SUITE SHOWER ROOM

A modern fitted en suite shower room with double shower, low level WC, pedestal wash hand basin, UPVC obscured double glazed window to front elevation, single radiator, walls tiled to splash prone areas and wood effect vinyl flooring.

BEDROOM 2

Double bedroom with UPVC double glazed windows to front and side elevations, built in wardrobe, single radiator, TV aerial point and carpeted flooring.

BEDROOM 3

Double bedroom with UPVC double glazed window to side elevation, single radiator and carpeted flooring.

BATHROOM

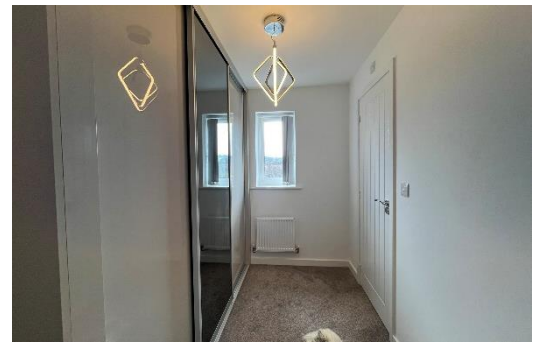
Modern fitted bathroom with panelled bath with shower over, low level WC, pedestal wash hand basin, chrome towel rail, extractor fan, UPVC obscured double glazed window to front elevation, walls tiled to splash prone areas and wood effect vinyl flooring.

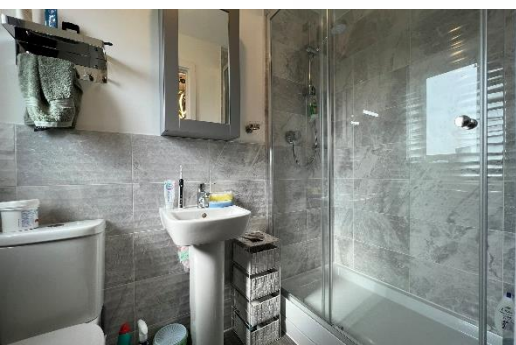
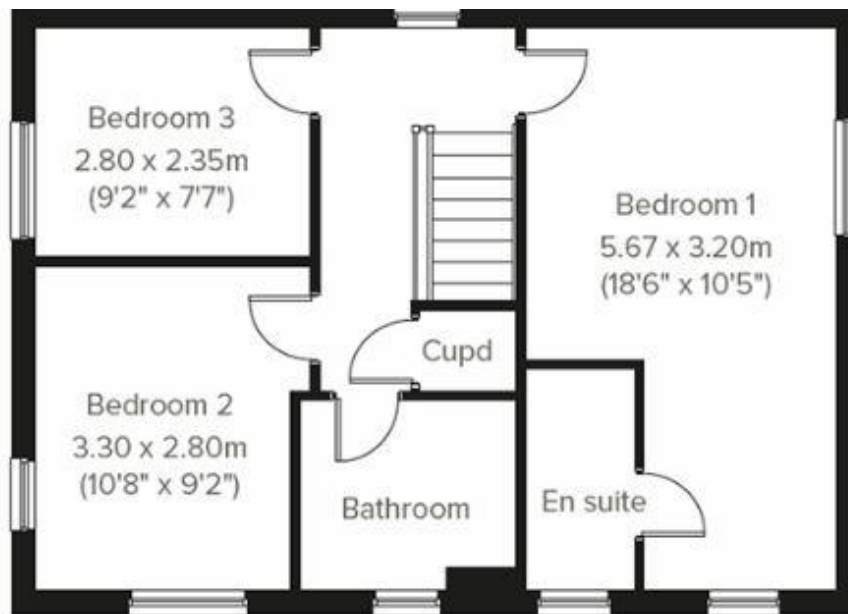
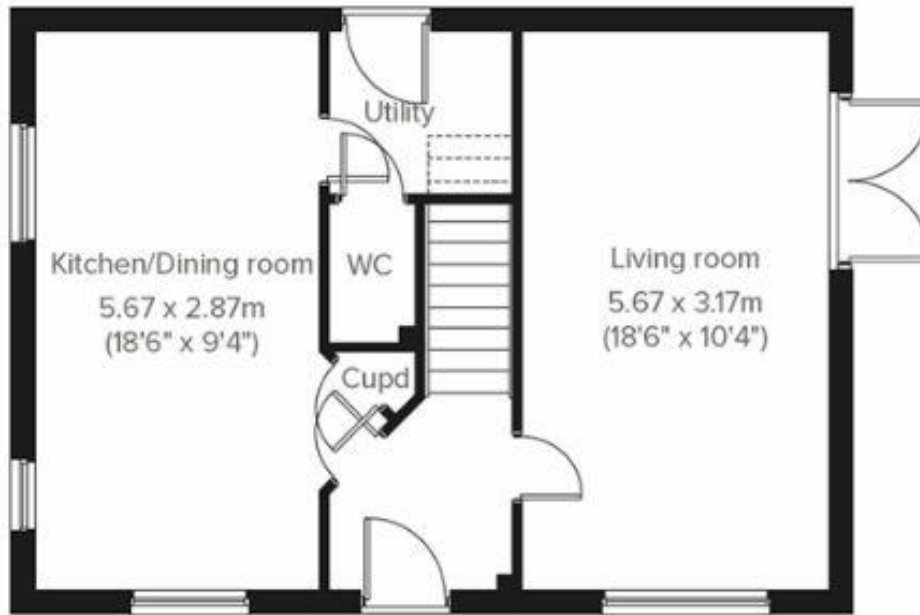




OUTSIDE

To the front of the property is a driveway leading to the garage and further area of parking laid to block paving, steps leading to the front door and established shrubs to the side of the property. The rear garden is fully enclosed, mostly laid to lawn with a paved patio area and path leading to a gate providing side access.





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