

## Treston Close, Dawlish, EX7 0DH



A deceptively spacious extended detached home situated at the end of a small cul de sac. The property has a large double garage, master bedroom with en suite and versatile living accommodation whilst offering no onward chain.

FREEHOLD, COUNCIL TAX BAND - D, EPC - D.

£475,000

01626 862379

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## FRONT DOOR TO

### HALLWAY

A spacious hallway with second staircase leading to the main bedroom, 2 radiators, stairs leading to the first floor and doors to:

### KITCHEN/BREAKFAST ROOM

A spacious room with base and eye level units, work surfaces over, 2 uPVC double glazed windows to the front, space for a dishwasher, electric cooker and space for a fridge/freezer, coved ceiling, radiator and dado rail.

### SITTING/DINING ROOM

Coved ceiling, 2 radiators, feature fire, uPVC double glazed patio doors leading to the rear garden and further doors leading to:

### CONSERVATORY

Windows and double doors leading to the garden, light and power connected.

### RECEPTION ROOM/ BEDROOM 4

Coved ceiling, dado rail, fireplace, radiator and door to the garden.

### BATHROOM

Modern suite comprising P shaped bath with glass screen and shower over, vanity wash hand basin, WC, part tiled walls, heated towel rail and uPVC double glazed window to the side.

### UTILITY ROOM

Obscure uPVC double glazed window, base unit with sink, wall mounted boiler, part tiled walls and plumbing for a washing machine.

### CLOAKROOM

Suite comprising WC, pedestal wash hand basin, radiator, obscure uPVC double glazed window and coved ceiling.

### BEDROOM 1

2 uPVC double glazed windows to the front with fitted shutters, fitted wardrobes and cupboards and door to:

### EN SUITE BATHROOM

Suite comprising panelled bath with shower over, WC, pedestal wash hand basin, obscure uPVC double glazed window to the front, dado rail, radiator and part tiled walls.

### FIRST FLOOR LANDING

Hatch to the loft space, eaves storage and doors to:

### BEDROOM 2

Radiator, uPVC double glazed window, fitted wardrobe and airing cupboard.

### BEDROOM 3

uPVC double glazed window, radiator, sea glimpses, fitted cupboard and eaves storage.





### **OUTSIDE**

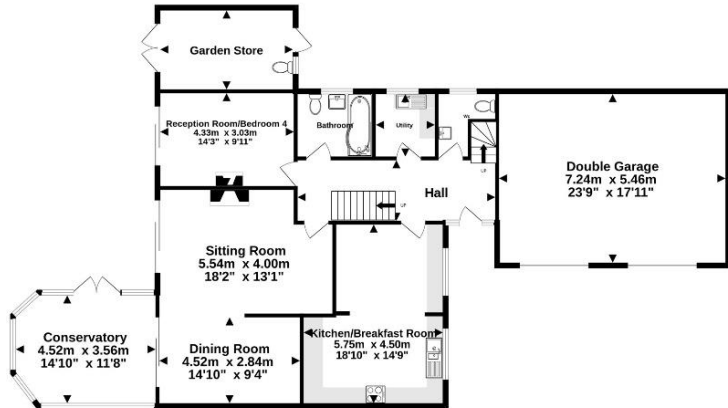
The property is approached via a brick paved driveway leading to the double garage, steps lead to the front door and access to the rear of the property can be gained to the side of the property. The rear garden is a real feature of the property, mainly being laid to lawn with a wall surround and an abundance of mature plants, trees and shrubs, patio with BBQ area and access to a garden store with tiled floor, light and power, WC and further door proving access to the rear of the property.

### **DOUBLE GARAGE**

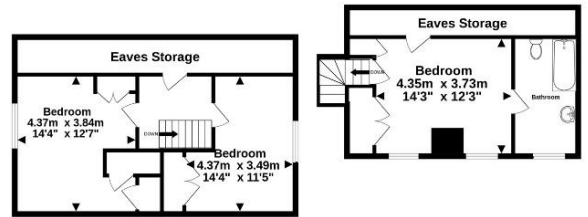
A good size garage with light, power and 2 doors to the front, one of which is electrically operated.



**Ground Floor**  
160.9 sq.m. (1732 sq.ft.) approx.



**1st Floor**  
83.1 sq.m. (894 sq.ft.) approx.



**TOTAL FLOOR AREA : 244.0 sq.m. (2626 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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