

Cousens Close, Dawlish, EX7 9TE



Offering spacious and versatile accommodation over three floors. This semi detached house can suit a variety of needs and enjoys some far reaching views. It is conveniently situated close to schools, shops, the leisure centre and regular bus routes. Living Room, Kitchen/Diner, Conservatory, Utility Room, Study, 4 bedrooms, Bathroom, Shower Room, Garden, Parking. Tenure: Freehold Council Tax Band: D EPC: C

£325,000

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Introduction

Situated in a cul-de-sac, in a popular residential area, this deceptively spacious semi-detached house is well located for access to primary and secondary schools, leisure centre, shops and regular bus routes. It offers versatile accommodation arranged over three floors fitted with gas central heating and uPVC double glazing with a low maintenance garden and parking.

Accommodation

From the reception hall doors lead to a double bedroom and a modern shower room, as well as the spacious living room which runs the width of the property with two windows enjoying far reaching views towards the countryside. Stairs lead down to the kitchen/dining room which is a great sociable space forming the heart of the home especially as it leads in to the conservatory. The kitchen is fitted with a comprehensive range of base and wall units and includes a range cooker and space for appliances. Also on the lower ground floor is a very useful utility room with plumbing for a wash washing machine and a door to the side. There is also an internal room which in the past has served a variety of purposes, including a study, cinema room and

teenager's den. On the first floor are three bedrooms with the spacious main bedroom, running the full width of the property with two windows to the rear aspect also offering the fine far reaching views. Also on this floor is the bathroom fitted with a contemporary style white suite with fully tiled walls and flooring.

Outside

To the front of the property is a hardstanding parking area for two vehicles and a pathway to the side leads to the low maintenance rear garden which is enclosed and laid to paving and enjoys the sun into the late afternoon and evening.

Location

The property is situated about a mile and a half from Dawlish town centre with its range of independent shops and cafes as well as railway station and beach. Secondary and primary schools are about a mile away with the leisure centre and its exercise grounds closer by and regular bus services run just a few yards from the house.





Measurements

Ground Floor;

Living Room

4.76m x 3.18m (15'7" x 10'5")

Bedroom 4

5.01m x 2.48m (16'5" x 8'2")

Lower Ground Floor

Kitchen/Dining Room

4.69m x 3.15m (15'5" x 10'4")

Conservatory

4.80m x 2.42m (15'9" x 7'11")

Utility Room

3.70m x 2.12m (12'2" x 6'11")

Study

4.62m x 2.42m (15'2" x 7'11")

First Floor

Bedroom 1

4.75m x 3.25m narrowing to 2.35m (15'7" x 10'8" narrowing to 7'9")

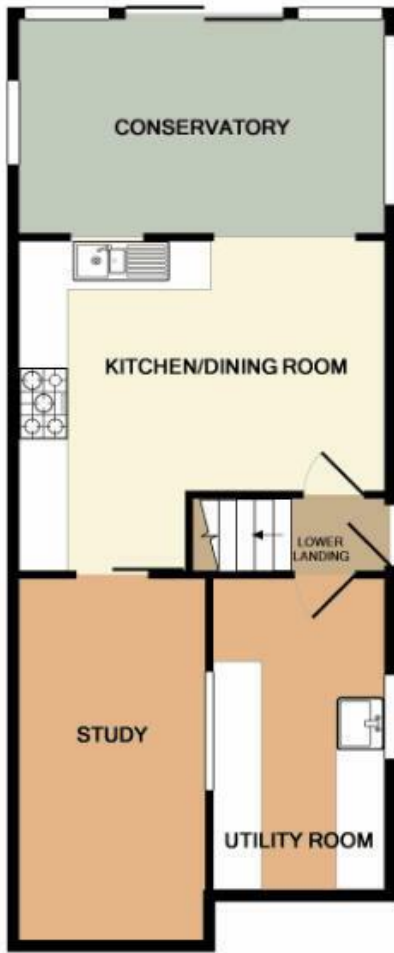
Bedroom 2

2.89m x 2.30m (9'6" x 7'7")

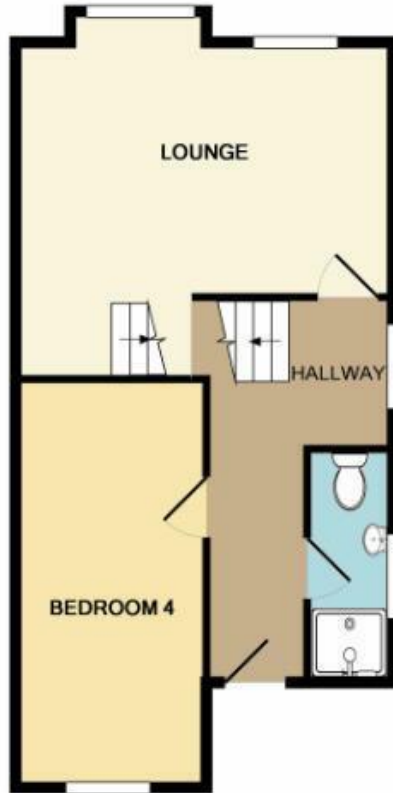
Bedroom 3

3.02m x 1.83m (9'11" x 6'0")

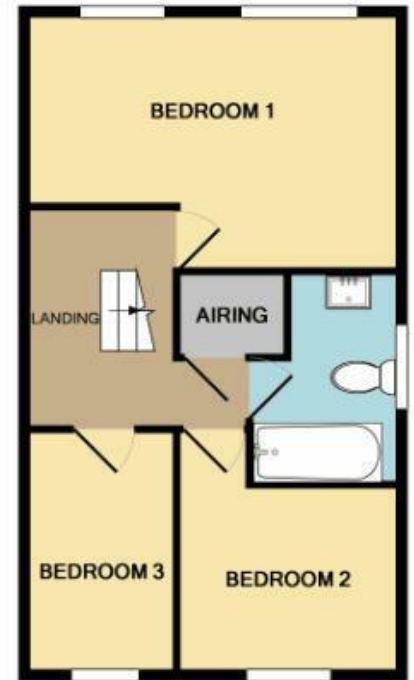




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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