

Finistere Avenue, **Dawlish**, EX7 0FH

An excellent detached house situated in a quiet location within a popular residential area looking onto woodland. This wonderful family home benefits uPVC double glazing with fitted shutters to most windows, gas central heating, four bedrooms plus study/bedroom 5. Master bedroom en-suite, garage, parking and a fully enclosed rear garden. Viewings are highly recommended to appreciate the spacious family home.

FREEHOLD, COUNCIL TAX BAND - E, EPC - B. EPC - B.

£385,000

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**FRASER & WHEELER**



### FRONT DOOR

Steps lead up to the front of the property with wrought iron railings and lawned areas to either side.

### ENTRANCE HALL

Covered front door into the entrance hall with radiator, stairs to first floor landing, and door to...

### LIVING ROOM

**4.73m x 3.42m (15'6" x 11'3")**

uPVC double glazed window to front aspect, two radiators, television point and double glazed doors opening into dining room.

### DINING ROOM

**3.54m x 2.64m (11'7" x 8'8")**

Rear aspect uPVC double glazed sliding patio doors leading out to rear garden, radiator and door to kitchen.

### KITCHEN

**4.26m x 3.05m (13'12" x 10'0")**

Fitted with matching wall and base units with roll top work surfaces over, one and half bowl sink and drainer with mixer taps. Integrated appliances include dishwasher, washing machine, fridge/freezer, eye level electric oven and five ring gas hob with extractor hood over. cupboard housing boiler, down lighters, uPVC double glazed window overlooking rear garden and uPVC double glazed door into rear garden.

### CLOAKROOM

Low level WC, pedestal wash hand basin, radiator and extractor fan.

### STUDY/BEDROOM 5

uPVC double glazed window to front aspect, radiator, storage cupboard and wall mounted consumer unit.

### FIRST FLOOR LANDING

Access to loft space, cupboard housing mega flow system and shelving.

### BEDROOM 1

**4.56m x 3.79m (14'11" x 12'5")**

Dual aspect uPVC double glazed windows to front and side, fitted wardrobes with shelving, radiator and door to...

### EN-SUITE SHOWER ROOM

Concealed cistern WC, wall mounted wash hand basin, fully tiled enclose shower cubicle with folding screen door, half tiled walls tiled flooring, radiator, down lighters, extractor fan and obscure uPVC double glazed window to the front.

### BEDROOM 2

**3.79m x 3.28m (12'5" x 10'9") including door recess**

uPVC double glazed window to rear aspect, television point and radiator.

### BEDROOM 3

**3.28m x 2.70m (10'9" x 8'10") plus door recess**

uPVC double glazed window to front aspect and radiator.

### BEDROOM 4

**3.12m x 2.14m (10'3" x 7'0")**

uPVC double glazed window to rear aspect and radiator.

### FAMILY BATHROOM

White suite comprising of panelled bath with mixer taps, thermostatic shower and glass screen, concealed cistern WC, wall mounted wash hand basin, heated towel rail, part tiled walls, tiled floor, extractor fan and obscure uPVC double glazed window to rear.







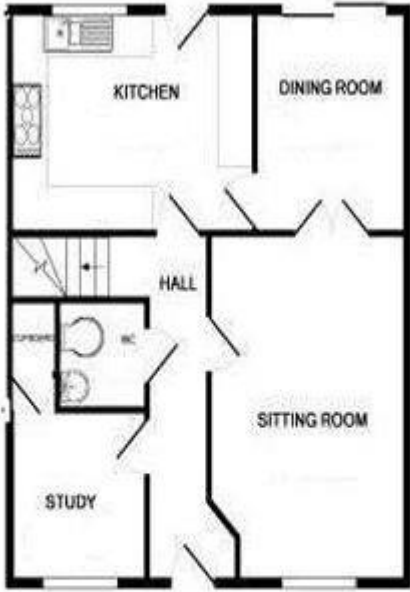
**SINGLE GARAGE**

Up and over door with power and light and tandem parking for two vehicles to front of garage door.

**OUTSIDE**

The property benefits from a fully enclosed rear garden with gated access to the side of the property, large patio area spanning the width of the property with covered area to one end, to the rear of the garden is a decked seating area.





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