

Carnac Drive, **Dawlish**, EX7 0FD

A fantastic opportunity to purchase this well positioned 3 double bedroom terraced home with deceptively spacious accommodation, enclosed garden, garage and parking. FREEHOLD, COUNCIL TAX BAND - D, EPC - B.

Offers Over £300,000

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FRASER & WHEELER

FRONT DOOR TO

ENTRANCE HALL

Radiator and tiled floor. Stairs rising to the first floor.

CLOAKROOM

UPVC double glazed obscure window, single radiator, combination boiler, close coupled WC, pedestal sink and tiled floor.

KITCHEN/DINING/FAMILY ROOM

Spacious fitted kitchen with integrated appliances, modern white shaker style wall and base units, pull out larder, roll top worktops, breakfast bar, integrated 5 ring gas hob, extractor fan over, one and a half bowl stainless steel sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, washing machine and double oven. Down lights, partially tiled walls and tiled floor. UPVC double glazed door leading out to the rear garden, TV socket, telephone socket, double radiator and tiled flooring.

FIRST FLOOR LANDING

Doors leading to bedroom 3, bathroom, sitting room, stairs rising to the second floor, single radiator and carpeted floor.

SITTING ROOM

Spacious room with two UPVC double glazed doors overlooking the front with Juliette balconies, TV socket, single radiator and carpeted floor.

BEDROOM 3

Spacious double bedroom with UPVC double glazed window overlooking the garden, fitted wardrobe, airing cupboard, single radiator, TV socket and carpeted floor.

FAMILY BATHROOM

Modern fitted family bathroom with white suite comprising of a panelled bath with shower over, close coupled WC and pedestal wash hand basin, downlights, extractor fan, white heated towel rail, partially tiled walls and tiled floor.

SECOND FLOOR LANDING

Doors leading to bedroom 2 and master bedroom, single radiator and carpeted floor.

BEDROOM 1

Spacious double bedroom with UPVC double glazed windows overlooking the front of the property, fitted double wardrobes, fitted single wardrobe/storage, single radiator, TV socket, telephone socket and carpeted floor. Door leading to en-suite.

EN SUITE SHOWER ROOM

Modern fitted en-suite bathroom comprising of a walk in shower cubicle, close coupled WC and pedestal wash hand basin. Downlights, extractor fan, white heated towel rail, partially tiled walls and tiled floor.





BEDROOM 2

Spacious double bedroom with UPVC double glazed window overlooking the garden, fitted double wardrobe, single radiator and carpeted floor.

OUTSIDE

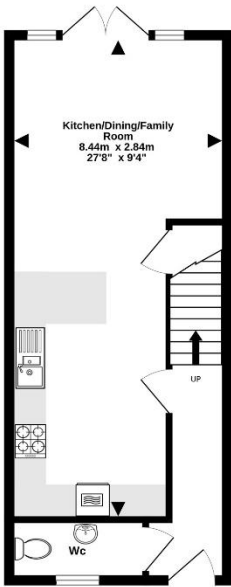
Fully enclosed with fencing, mostly laid to decorative gravel for ease of maintenance, with decking area and pergola over, well stocked flower beds and mature plants and trees. Path and steps leading to garage.

GARAGE

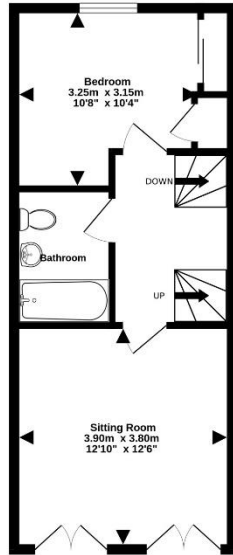
Up and over door, light and power and concrete floor. Access to the rear garden.



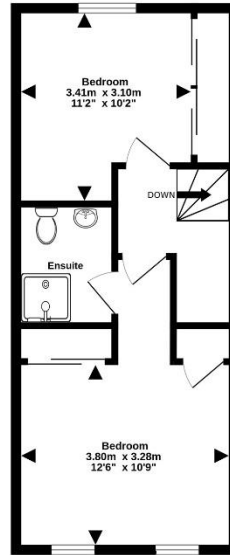
Ground Floor
36.0 sq.m. (388 sq.ft.) approx.



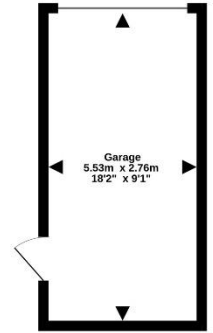
1st Floor
35.8 sq.m. (385 sq.ft.) approx.



2nd Floor
35.8 sq.m. (385 sq.ft.) approx.



Garage
15.3 sq.m. (164 sq.ft.) approx.



TOTAL FLOOR AREA : 122.9 sq.m. (1323 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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