

## Exeter Road, Dawlish, EX7 OLX



NO ONWARD CHAIN. A deceptively spacious, modern, semi-detached family home with three bedrooms, parking, an enclosed southwest-facing rear garden, conveniently located close to local shops and a supermarket, in the popular seaside town of Dawlish.

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

£299,950

01626 862379



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## ACCOMMODATION

The accommodation briefly comprises.

On the ground floor, an entrance hallway with a staircase rising to the first floor, a cupboard beneath containing the electric boiler and hot water cylinder, and a convenient cloakroom with a WC and basin, a spacious living room filled with light from a window and patio doors to the rear garden, and a generously sized kitchen/dining room that has ample space for a dining table and seating, ideal for any occasion, and a modern fitted kitchen in grey that has plenty of worktop and cupboard space, a fan-oven, ceramic hob, floor space for a fridge/freezer, and space with plumbing for a washing machine.

Upstairs, there are three light and airy bedrooms, two excellent doubles, one with a built-in cupboard and a dormer window to the front, and the other with a large skylight in its vaulted ceiling, and a large single with a skylight filling the room with natural light. On the landing is an airing cupboard, and completing the accommodation, a family bathroom containing a bath with a shower over, a basin, and a WC.

Outside, the rear garden is private and fully enclosed making it safe for children and pets. It is split level with terraces of paving and timber decking, great for entertaining, be it alfresco dining or a barbecue, and a lawn bordered by bushes, shrubs, and ornamental trees. A timber shed provides useful storage, there is an outside tap for convenience, and a path leads along the side of the property to a gate providing alternative access to the front, where there is a landscaped garden with sleeperedged beds and several palms, beside the tarmac driveway that provides parking for at least two cars.











1ST FLOOR 511 sq.ft. (47.5 sq.m.) approx.

57

TCTAL FLOOR AREA: 1928 tags: (% 5 tags)) appres.

19 Queen Street, Dawlish, Devon, EX7 9HB Telephone: 01626 862379 Email: info@fraserandwheeler.co.uk www.fraserandwheeler.co.uk







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