

Holman Close, Dawlish, EX7 9TB



Well presented and extended detached house enjoying an excellent position and benefitting from a great garden with substantial garden room. Well located for schools, bus services, Sainsburys and local shops. Gas central heating, uPVC double glazing, reception hall, cloakroom, sitting room, dining room, kitchen, utility, study, 3 bedrooms, en-suite, bathroom. Store, driveway parking. Tenure: Freehold. Council Tax Band: D EPC D

£390,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

Location

The property enjoys a great location in a small cul de sac of detached properties. It is just a few yards from the grounds of the leisure centre which is ideal for dog walking or playing. Also close by are regular bus services and the sea wall and beach is just a half mile walk away. Primary and secondary schools are about a mile and the town centre and railway station just a little further.

Accommodation

The property offers well presented accommodation designed to meet the demands of modern living with a semi open plan and sociable living space. An extension to the side has created a useful utility room and the garage has been partly converted to create an internal office. It is fitted with gas central heating with radiators to all principal rooms and uPVC double glazed windows and doors.

Entry to the property is into the reception hall where there is a cloakroom which is fitted with a modern suite. The sitting room has a window to the front aspect and wood flooring which continues through into the dining room where patio doors open onto the rear garden. The kitchen is fitted with a comprehensive range of base and wall units and includes an eyelevel electric oven and four ring induction hob. From the kitchen sink a lovely outlook over the rear garden can be enjoyed. An archway leads through to the useful utility room which is fitted with units matching those in the kitchen and has plenty of room for electric appliances. A door leads

to the rear garden and an additional door to the internal office space which in turn connects to the storeroom. The office has a useful range of built-in units and a desk.

On the first floor are three bedrooms, two of which are doubles with the main bedroom having built-in wardrobes and an ensuite shower room fitted with a modern white suite including WC with concealed system, wash handbasin set into a vanity unit and a shower enclosure with a mains fed shower. The second bedroom also has built-in wardrobes and a pleasant outlook to the rear garden and third bedroom to the front. The family bathroom is also fitted with a modern white suite and finished to the same high standard as the ensuite.

Outside

The garden is a particular feature of the property with the front being open plan lawn and a pathway to the side leads to the rear garden which is significantly larger than the average garden in the area and also has the benefits of being level and very well secluded which creates a great space for playing, relaxing and entertaining.





At the top of the garden is a substantial garden room which could suit a variety of purposes in addition to being a quiet place to relax it would make an excellent home office or entertaining space especially as it is currently fitted with a built-in bar and bifold doors open out onto the garden. To the front and side of the garden room is an area of decking complete with hot tub which is available by separate negotiation. The garden is mainly laid to lawn with some flower and shrub borders and a pave patio area.

Parking

To the front of the property is driveway parking , with space for at least two vehicles. The garage has been converted and reduced in size making better use of the space whilst still providing plenty of room for storage.

Measurements

Living Room
4.40m x 4.30m (14'5" x 14'1")

Dining Room
2.90m x 2.70m (9'6" x 8'10")

Kitchen
2.80m x 2.60m (9'2" x 8'6")

Utility Room
2.90m x 2.20m (9'6" x 7'3")

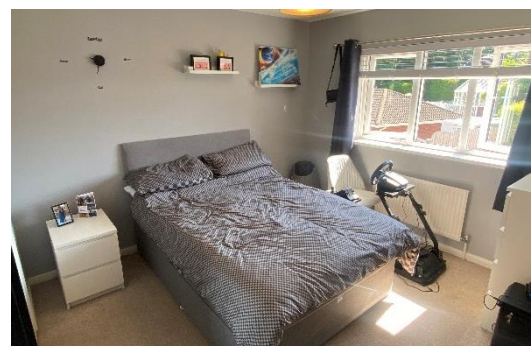
Office
2.43m x 2.39m (7'12" x 7'10")

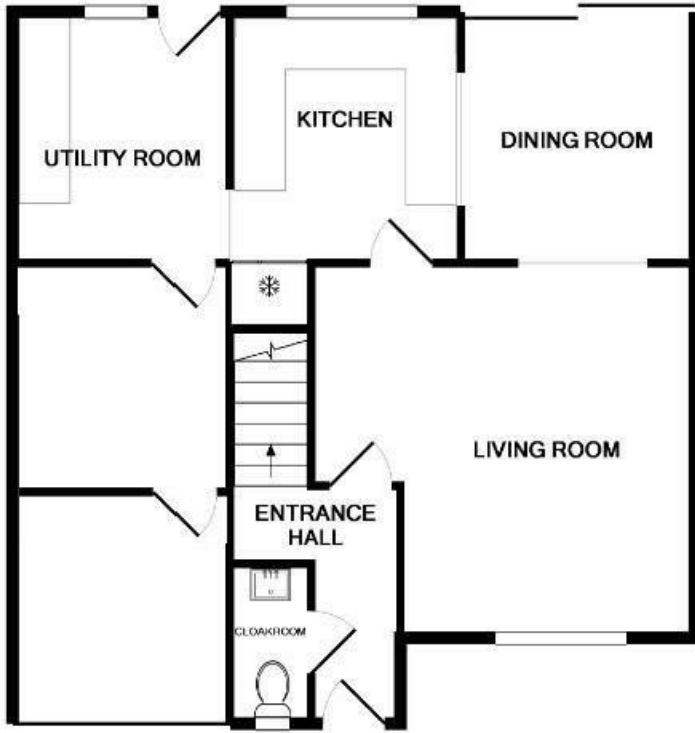
Bedroom 1
3.20m (plus wardrobe) x 3.00m (10'6" (plus wardrobe) x 9'10")

Bedroom 2
3.20m x 3.10m (10'6" x 10'2")

Bedroom 3
2.40m x 2.00m (7'10" x 6'7")

Garage store
2.73m x 2.48m (8'11" x 8'2")





GROUND FLOOR



1ST FLOOR



19 Queens Street, Dawlish, Devon, EX7 9HB
 Telephone: 01 626 862379
 Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.