

Leigham Court, Dawlish, EX7 9HW



Spacious three storey, 4 bedroom end terrace house situated at the entrance to a small cul de sac conveniently located for the town centre. The property offers versatile accommodation with gas central heating and uPVC double glazing. It offers a low maintenance enclosed garden and ample parking.

Tenure: Freehold. Council Tax Band: C. EPC: D

£280,000

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Measurements

Location

The property enjoys a great position at the entrance to a small cul de sac and is well located just a few yards from Dawlish town centre which offers a range of independent shops and cafes based around the central lawn and brook. There are regular bus and rail services to Exeter, Newton Abbot and Torquay. The beach is also close by and the town also benefits from a library and health centre.

Accommodation

The accommodation is arranged over three floors and is fitted with uPVC double glazing and gas central heating with radiators to all principal rooms.

Entry to the property is in to a reception hall where there is a cloakroom fitted with a white suite. The kitchen is fitted with a range of cupboard and drawer base and wall units and is semi open plan to a useful utility area with tiled flooring and access to the garden. Also on this floor is a spacious multi purpose room which could make a dining or day room or perhaps be ideal for those working from home.

On the first floor is the sitting room which is a bright room having a large picture window to the front aspect. It is finished with wood flooring and a log burner forms the focal point of the room with shelving built in to the alcoves either side. Bedroom 4 is also on this level which is a comfortable single and is currently used as an office. The bathroom is fitted with a white suite with electric shower over the bath.

On the second floor are three further bedrooms with the main bedroom being a spacious double with exposed floor boards and an open outlook to the front towards distant countryside. The other bedrooms are to the rear, one is a double with wardrobe space and the other a single, both enjoy a pleasant outlook over the neighbouring rooftops towards the sea.

Outside

To the rear of the property is an enclosed, low maintenance garden which is principally designed with decking incorporating seating around a central fire pit. There is also a paved patio and shrub border.

Parking

To the front and side of the property is hardstanding parking for three or four vehicles,

Ground Floor

Kitchen

3.47m x 3.30m (11'5" x 10'10")

Utility Area

3.07m x 1.12m (10'1" x 3'8")

Dining Room

4.90m x 4.60m (16'1" x 15'1")

Cloakroom

First Floor

Living Room

4.60m x 3.80m (15'1" x 12'6")

Bedroom 4 /Study

2.90m x 2.50m (9'6" x 8'2")

Bathroom

Second Floor

Bedroom 1

4.50m x 3.80m (14'9" x 12'6")

Bedroom 2

3.90m x 2.60m (12'10" x 8'6")

Bedroom 3

2.90m x 1.90m (9'6" x 6'3")



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