

Juniper Drive, **Dawlish**, EX7 0GL

A stunning and well situated 4 bedroom detached house presented in excellent condition throughout and the advantages of a garage and driveway, enclosed garden with good privacy, gas central heating and uPVC double glazing.

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

OIEO £375,000

01626 862379

[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)

**FRASER & WHEELER**

## **FRONT DOOR TO**

### **ENTRANCE HALL**

With doors to principal rooms and stairs rising to first floor. Radiator. Doors to:

### **CLOAKROOM**

With obscure glazed uPVC double glazed window to front, white suite comprising close coupled WC, wall mounted wash hand basin with tiled splash back, radiator, wall mounted consumer unit.

### **SITTING ROOM**

uPVC double glazed window to the front of the property with attractive shutters, 2 radiators, television point and coved ceiling.

### **KITCHEN/DINING ROOM**

With uPVC double glazed window and double doors giving access to rear garden, matching range of wall and base units with work surface over, inset sink unit, integrated eye level electric oven, induction hob with extractor canopy above, integrated fridge freezer, dishwasher and washing machine, wall mounted gas boiler supplying domestic hot water and gas central heating, radiator, useful under stairs storage cupboard, ceiling spotlights and space for a good size table and chairs.

## **FIRST FLOOR LANDING**

Loft access hatch, power points. Door to storage cupboard and doors to:

### **BEDROOM 1**

uPVC double glazed window to the front with shutters, radiator, power points, fitted wardrobes and door to:

### **EN SUITE SHOWER ROOM**

Suite comprising WC, wall hung wash hand basin, shower enclosure, part tiled walls, heated towel rail and obscure uPVC double glazed window to the side.

### **BEDROOM 2**

uPVC double glazed window to the rear looking over the garden, radiator and fitted wardrobes.

### **BEDROOM 3**

uPVC double glazed window again to the rear and radiator.

### **BEDROOM 4**

uPVC double glazed window to the front with shutters. Radiator.





### **BATHROOM**

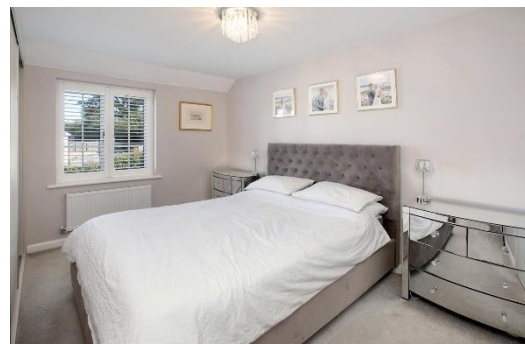
Modern white suite comprising panelled bath with shower and glass screen over, WC, wash hand basin, part tiled walls and obscure uPVC double glazed window to the side.

### **OUTSIDE**

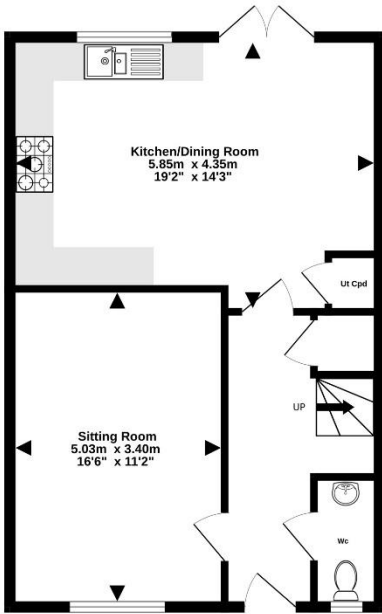
To the front of the property is a level lawn with established plants and shrubs, access to the front door, driveway and access to the garage. The rear garden offers good privacy with timber fence surround, side access to the driveway, paved patio, curtesy door leading to the garage and good area of space to the side of the property offering scope and space for building a good size shed/home office if desired.

### **GARAGE AND PARKING**

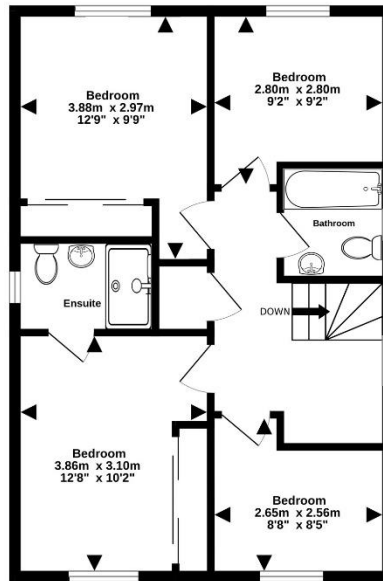
To the side of the property is a driveway with parking for 2 cars leading to the garage with up and over door, light and power connected.



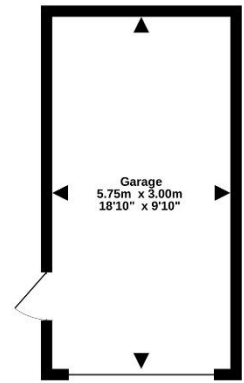
Ground Floor  
52.7 sq.m. (567 sq.ft.) approx.



1st Floor  
52.8 sq.m. (568 sq.ft.) approx.



Garage  
17.3 sq.m. (186 sq.ft.) approx.



**TOTAL FLOOR AREA : 122.8 sq.m. (1321 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.  
Made with Metropix ©2024



19 Queen 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.