

Buttercup Walk, **Dawlish**, EX7 0FL

A delightful 3 double bedroom town house set in a popular residential area close to schools, shops, Dawlish Town centre beaches and transport links. This spacious property is arranged over three levels with cloakroom, kitchen and living/dining room, three double bedrooms with en suite shower room to bedroom 1, family bathroom, rear garden and allocated parking.
FREEHOLD, COUNCIL TAX - B, EPC - B

OIEO £250,000

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FRASER & WHEELER

FRONT DOOR

Composite double glazed door leads into:

ENTRANCE HALL

Stairs to first floor landing, radiator, storage cupboard with shelving, housing gas boiler and consumer unit. and door to:

CLOAKROOM

White suite comprising close coupled WC, pedestal wash hand basin with tiled splash back and mixer tap, radiator and extractor.

KITCHEN

3.07m x 1.86m (10'1" x 6'1")

A contemporary range of eye level and base units and contrasting work surfaces. stainless steel sink and drainer with mixer taps, tiled splash backs, integrated appliances include electric oven, gas hob with extractor fan over. Space and plumbing for washing machine, fridge/freezer and uPVC double glazed window to the front aspect.

LIVING/DINING ROOM

5.80m x 3.92m (19'0" x 12'10")

A spacious living/dining room with uPVC double glazed doors opening out to the rear garden with matching side windows and two radiators.

FIRST FLOOR LANDING

Stairs rise to first floor landing with further stairs to the second floor. Doors to:

BEDROOM 1

3.67m x 3.32m (12'0" x 10'11")

Two uPVC double glazed windows to the rear aspect, fitted wardrobes with mirror sliding doors, high level storage cupboard, radiator and door to:

EN SUITE SHOWER ROOM

White suite comprising fully tiled enclosure with electric shower over and glass folding door, close coupled WC, pedestal wash hand basin with tiled splash back and mixer tap. heated towel rail and extractor.

BEDROOM 2

3.98m x 2.57m (13'1" x 8'5")

Two uPVC double glazed windows to the front aspect and radiator.

FAMILY BATHROOM

White suite comprising panelled bath with mixer tap and tiled surround Close coupled WC, pedestal wash hand basin, radiator and extractor.

SECOND FLOOR

Door to:

BEDROOM 3

6.02m x 3.98m (19'9" x 13'1")

A bright dual aspect room with Velux window to the front and rear, radiator and eave storage.

OUTSIDE

The rear garden is split into two levels with a lower patio area, garden shed and steps l up to the top Astro turfed lawn. A pathway leads to the rear garden gate providing access to:

ALLOCATED PARKING.



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