



A rare opportunity to purchase a semi detached house situated in a popular location and offering a generous size garden. Offering scope for cosmetic updating the accommodation comprises; Reception Hall, Living Room, Dining Room, Kitchen, 3 Bedrooms, Bathroom.

****Offered with no onward chain****

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

£265,000

01626 862379

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Location

The property benefits from a convenient location approximately half a mile from the town centre. A regular, local bus service runs past the property and to the rear is a primary school.

Accommodation

The accommodation is fitted with uPVC double glazed windows and gas central heating with radiators to the reception rooms, main bedroom and bathroom.

Entry to the property is in to the reception hall which has a walk in store with window and further cupboard under the stairs. The sitting room offers an outlook over the front garden and the dining room looks onto the rear and also has a stone fireplace. The kitchen is fitted with a range of base and wall units and has a gas point for the cooker and plumbing for a washing machine. It also looks on to the rear garden and a door provides access to the side. On the first floor there is a small storage cupboard on the landing and access to the loft and a window to the side. There are two doubles and a single bedroom with the spacious main bedroom enjoying a pleasant outlook to the front aspect and the second having a built in wardrobe. The third bedroom also enjoys the pleasant outlook and has a built in cupboard over the stair bulkhead. The bathroom is fitted with a grey suite and part tiled walls.

Outside

The garden is a significant feature of the property with two areas of lawn to the front with shrub borders and an additional area of garden to the side where there is a greenhouse and two garden sheds. The rear garden is a generous size and level being laid mainly to lawn.

Parking

Currently there is no parking with the property however, it may be possible to create parking to the front, subject to the necessary permissions.

Bedroom 3

2.99m x 2.34m (9'10" x 7'8")

Bathroom

2.37m x 1.82m (7'9" x 5'12")



Measurements

Living Room

3.77m x 2.80m (12'4" x 9'2")

Dining Room

4.14m x 3.66m (13'7" x 12'0")

Kitchen

2.88m x 2.31m (9'5" x 7'7")

First Floor Landing

Bedroom 1

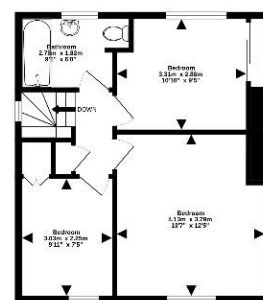
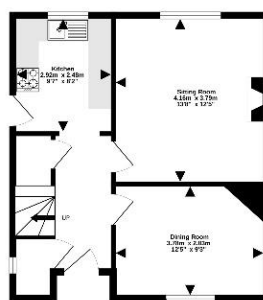
4.07m x 3.78m (13'4" x 12'5")

Bedroom 2

3.28m x 2.88m (10'9" x 9'5")

Ground floor
41.9 sq.m. (451 sq.ft.) approx.

1st floor
42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA: 84.1 sq.m. (905 sq.ft.) approx.
These measurements have been taken from the best available information and are not intended to be a substitute for a professional survey. The measurements are given as an indication only and are not intended to be a substitute for a professional survey. The measurements are given as an indication only and are not intended to be a substitute for a professional survey.



FRASER
WHEELER

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



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