

Elm Grove Road, **Dawlish**, EX7 0EB

A detached 3/4 bedroom bungalow situated on a good size plot in a popular level location. The property has a modern kitchen and bathroom, gas central heating, driveway and a lovely private rear garden. FREEHOLD, COUNCIL TAX BAND - C, EPC - C.

£375,000

01626 862379

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

**FRASER & WHEELER**



## **UPVC DOUBLE GLAZED FRONT DOOR TO**

### **ENTRANCE HALL**

Spot lights, radiator, hatch to the loft space and doors to:

### **BEDROOM 1**

uPVC double glazed window to the rear, radiator and fitted wardrobe.

### **BEDROOM 2**

uPVC double glazed window to the front, radiator and wardrobe.

### **BEDROOM 3**

uPVC double glazed window to the front and radiator.

### **BATHROOM**

Modern suite comprising panelled bath with shower and glass screen over, wash hand basin and WC with concealed cistern and storage, part tiled walls and heated towel rail.

### **LOUNGE**

uPVC double glazed window and door leading to the rear garden, wood burner with slate hearth, open with steps down to:

### **KITCHEN/DINING ROOM**

Modern matching base and eye level units with work surfaces over, sink with drainer and mixer tap, electric hob, eye level oven, roof light, obscure glazed window to the side, radiator, uPVC double glazed window and doors leading to the rear garden.

### **UTILITY AREA**

Plumbing and doors to:

## **SHOWER ROOM**

Modern suite comprising shower enclosure, WC wash hand basin with cupboard below, heated towel rail, tiled walls and floor, obscure uPVC double glazed window and extractor fan.

### **BEDROOM 4/STUDY**

uPVC double glazed window to the front and radiator.

### **OUTSIDE**

To the front of the property is a drive with path leading to the front door and side access, level front garden behind a feature stone wall. The rear garden is a real feature of the property being mainly laid to lawn with paved patio, established plants, trees and shrubs, good size storage shed and a southerly aspect.

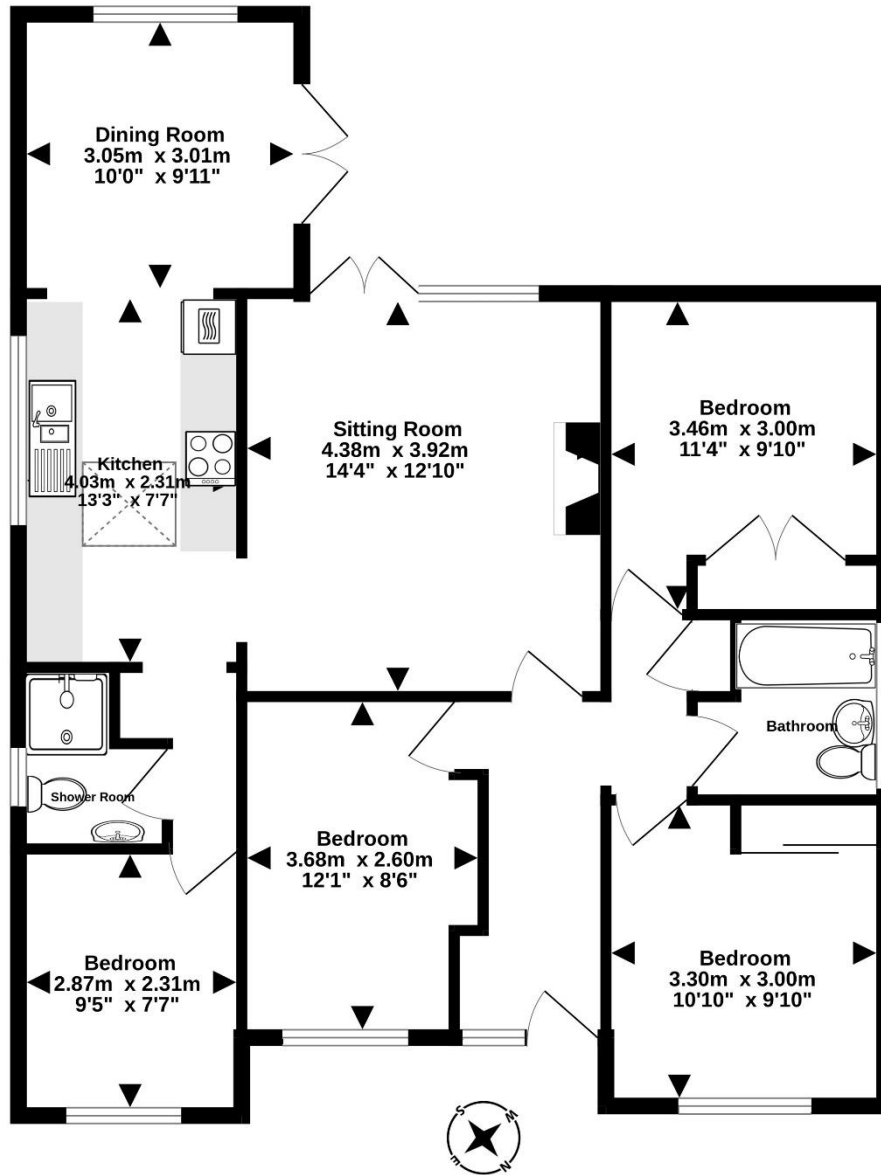








**Ground Floor**  
**87.6 sq.m. (943 sq.ft.) approx.**



**TOTAL FLOOR AREA : 87.6 sq.m. (943 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 ©2023

**FRASER  
 &  
 WHEELER**



19 Queen Street, Dawlish, Devon, EX7 9HB  
 Telephone: 01626 862379  
 Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)  
[www.fraserandwheeler.co.uk](http://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.