

Richards Close, **Dawlish**, EX7 9SN



Well presented house enjoying a quiet, tucked away position with a lovely outlook and easy access to parkland and bus services. Updated by the current owner, the property comprises; Reception Hall, Living/Dining Room, Kitchen, 2 Bedrooms, Bathroom. Private, low maintenance garden, parking.

Tenure: Freehold. Council Tax Band: B EPC: E

£215,000

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Location

The property benefits from an excellent, tucked away position approached via a pedestrian path to the front where it over looks open green space which leads onto parkland. It is located about a mile from the town centre and beach and is well served by regular bus services running nearby.

Accommodation

The accommodation is fitted with uPVC double glazing and the owners have fitted a modern electric heater to the living room as well as fitting a new bathroom suite and electrical fuse board.

Entry to the property is into the reception hall where there is useful storage extending under the stairs. The living/dining room extends across the rear of the property with patio doors opening on to the rear garden. The kitchen is fitted with white cupboard and drawer base and wall units with contrasting work surface. There is plumbing for a washing machine and dishwasher with further space for an electric cooker and fridge freezer.

On the first floor landing there is a lovely outlook onto the parkland and access to the loft space which has been designed to provide useable storage space. The two bedrooms, a double and a single, with both overlooking the rear garden. The second bedroom includes an airing cupboard housing a recently fitted hot water tank. The modern bathroom is fitted with a white suite including an 'L' shaped shower bath with electric shower over, wash hand basin, bidet and WC.

Outside

To the front of the property is a small open area of paved garden which looks onto the open green space. To the rear the garden is on two levels and has been designed for minimal maintenance. It enjoys a good degree of privacy and sunshine especially from the paved patio area. A few steps then lead up to a further area of garden which is currently laid to artificial grass. Here there is a useful store and access to the car park.

Parking

To the rear of the property is a car park for the residents.

Measurements

Living/Dining Room

5.15m x 3.11m (16'11" x 10'2")

Kitchen

2.36m x 2.10m (7'9" x 6'11")

Bedroom 1

3.11m x 3.07m (10'2" x 10'1")

Bedroom 2

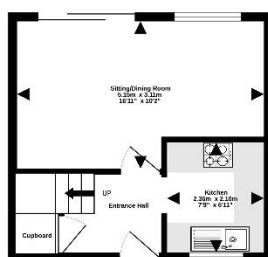
3.07m x 2.04m (10'1" x 6'8")

Bathroom

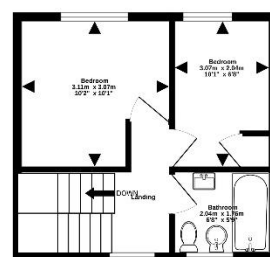
2.04m x 1.76m (6'8" x 5'9")



Ground Floor
24.9 sq.m. (268 sq.ft.) approx.



1st Floor
24.9 sq.m. (268 sq.ft.) approx.



TOTAL FLOOR AREA : 49.7 sq.m. (535 sq.ft.) approx.
While every effort has been made to present the dimensions of this property accurately, Fraser & Wheeler does not warrant the accuracy of the measurements. 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.

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