

Leigham Court, Dawlish, EX7 9HW



A well presented spacious three storey home providing a versatile living accommodation. Situated close to Dawlish town centre, transports links and beaches this property benefits double glazing, gas central heating, three good size bedrooms, enclosed garden, GARAGE and parking.

FREEHOLD, COUNCIL TAX - C, EPC - TBC.

£270,000

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FRONT DOOR

Entrance to the property is via a gate into the side garden leading to the uPVC obscure double glazed door with side windows.

ENTRANCE HALL

uPVC double glazed window to the side, radiator, stairs to the first floor and doors to:

BEDROOM 2/GARDEN ROOM

3.53m x 3.26m (11'7" x 10'8")

uPVC double glazed doors leading out to the rear garden, radiator, cupboard housing the combination boiler, radiator and ceiling fan/light.

SHOWER ROOM

Corner cubicle with electric shower over and glass door, pedestal wash hand basin, radiator and extractor.

CLOAKROOM

uPVC obscure double glazed window to the side aspect. Concealed cistern WC, wash hand basin with vanity cupboard under and tiled flooring.

STAIRS TO FIRST FLOOR LANDING

BEDROOM 3

4.03m x 2.84m (13'3" x 9'4")

uPVC double glazed window to the rear aspect, radiator, storage cupboard and ceiling fan/light.

SITTING ROOM

4.57m x 3.78m (14'11" x 12'5")

uPVC double glazed window to the front aspect, radiator, wall mounted electric heater and ceiling fan/light.

KITCHEN/DINING ROOM

4.60m x 4.03m (15'1" x 13'3")

uPVC double glazed window to the rear aspect. A selection of matching eye level and base units with work surface's over. Stainless steel one and half bowl sink and drainer with Mixer tap. Tiled splash backs, spaces for cooker and fridge/freezer. Space and plumbing for washing machine, storage cupboard and door to:





STAIRS TO SECOND FLOOR LANDING

uPVC double glazed window to the side aspect.

BEDROOM 1

4.60m x 3.77m (15'1" x 12'4")

uPVC double glazed window to the front aspect, radiator, fitted wardrobe with hanging rail and storage shelf. Ceiling fan/light.

BATHROOM

A white suite comprising panelled bath with mixer taps, low level WC and pedestal wash hand basin with mixer tap. Heated towel rail, vanity mirror and uPVC obscure double glazed window to the rear aspect.

OUTSIDE

The enclosed rear garden can be accessed via the front door or bedroom/garden room, which is laid with crazy paving which continues down the side of the property to the main access gate. Steps lead up to a raised sun deck and lawn area which is bordered with established hedges providing privacy.

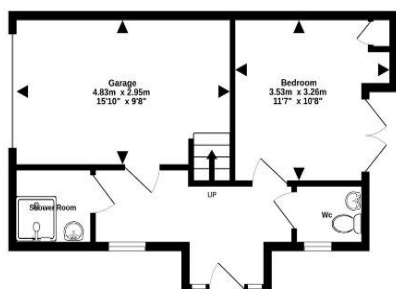
GARAGE

4.83m x 2.95m (15'10" x 9'8")

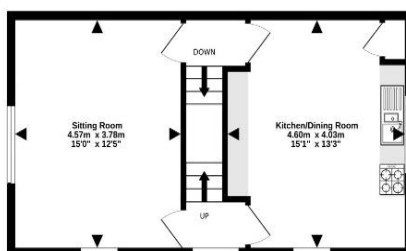
Metal up and over door, light, power and wall mounted meters.



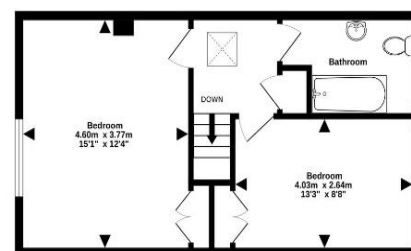
Ground Floor
36.9 sq.m. (398 sq.ft.) approx.



1st Floor
40.1 sq.m. (432 sq.ft.) approx.



2nd Floor
39.9 sq.m. (430 sq.ft.) approx.



TOTAL FLOOR AREA : 117.0 sq.m. (1259 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.
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