

Springfield Gardens, **Dawlish**, EX7 0RQ



Situated at the end of a small cul de sac this well proportioned link detached house enjoys a quiet location and offers well presented and versatile accommodation.

Reception Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility, Cloakroom, 4 Bedrooms, En - Suite Bathroom, Shower Room. Enclosed Garden, Ample Parking, Store/Workshop

Tenure: Freehold. Council Tax Band: E*. EPC: C

£430,000

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Location

The property is situated in a well regarded cul de sac of similar properties. Dawlish town centre and railway station is less than 1.5 miles away with a regular bus service running nearby. The leisure centre is close to hand which also offers large open space, ideal for exercising dogs. The sea wall and beach are less than a mile away.

Accommodation

The well presented accommodation is fitted with uPVC double glazing and gas central heating with radiators in all principal rooms. It is arranged with two separate reception rooms including a dining room which could be used for other purposes such as a ground floor bedroom. Entry to the property is in to the reception hall. The spacious sitting room is based around a feature fireplace with gas fire. The bright and roomy kitchen/breakfast room is the heart of the home and is fitted with a comprehensive range of white cupboard and drawer units with integrated eye level double oven and electric hob with extractor above. There is plenty of space for table and chairs with patio doors opening on to the rear garden. The dining room is a multi purpose space with a window to the front aspect. There is also a cloakroom and utility with access to the rear garden. On the first floor are three double

bedrooms and a generously sized fourth bedroom. The main bedroom has a fitted range of wardrobes to one wall and a stylish en-suite bathroom. The family bathroom is now fitted as a shower room and is finished with fully tiled walls.

Outside

To the front of the property is an area of open plan lawn. A gate to the side leads to the enclosed rear garden which enjoys a sunny aspect, in particular in the afternoon and evening. The garden offers extensive paved patio and a level area of lawn with a garden shed to one corner.

Parking

To the front of the property is driveway parking for up to four vehicles.

Additional Room

The property does not have a garage however, to the side of the property and accessed from the kitchen is a substantial store/workshop. It has a range of fitted cupboards and a door to the rear garden.

Agents Note

The council tax banding has an improvement indicator as it has been extended. The band will be reviewed and may increase following the sale of the property.





Measurements

Sitting Room

17'11" x 11'10" (5.46m x 3.61m)

Dining Room

17'7" x 9'0" (5.36m x 2.74m)

Kitchen/Breakfast Room

18'2" x 11'6" (5.54m x 3.51m)

Utility

8'8" x 5'8" (2.64m x 1.73m)

First Floor

Bedroom 1

13'1" x 9'11" (3.99m x 3.02m) + wardrobes

Bedroom 2

11'10" x 11'3" (3.61m x 3.43m)

Bedroom 3

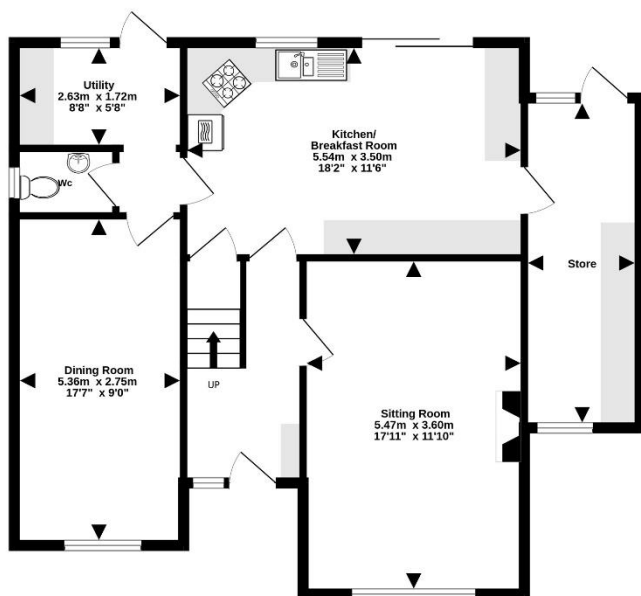
13'0" x 8'11" (3.96m x 2.72m)

Bedroom 4

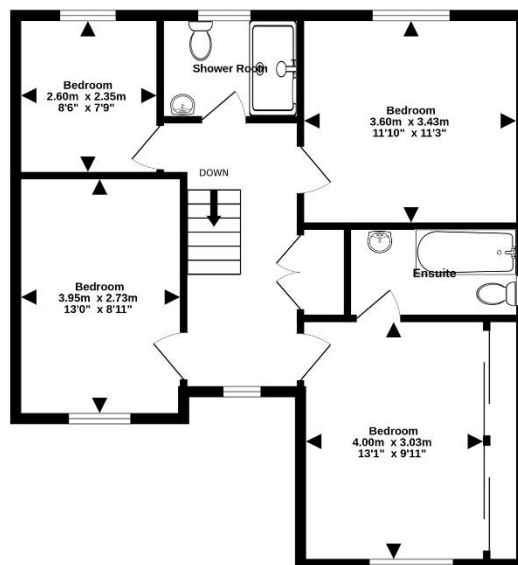
8'6" x 7'9" (2.59m x 2.36m)



Ground Floor
78.3 sq.m. (843 sq.ft.) approx.



1st Floor
61.6 sq.m. (664 sq.ft.) approx.



TOTAL FLOOR AREA : 139.9 sq.m. (1506 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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