

# Little Week Road, **Dawlish**, EX7 0NL



Well presented semi detached house offered with no onward chain, situated in a quiet and convenient location handy for Sainsbury's and regular bus services. uPVC double glazing, gas central heating. Entrance Porch, Living Room, Kitchen/Diner, 2 Double Bedrooms, Bathroom, Enclosed Garden, Plenty of Parking.

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

£260,000

01626 862379

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

**FRASER & WHEELER**

## Location

The property stands on a level plot just over a mile from the town centre which is easily reached via a regular bus service which runs nearby. The property is also well placed for Sainsbury's with the leisure centre and sea also nearby.

## Accommodation

Entry to the property is via the porch which in turn leads to the bright living room with a sunny open outlook to the front aspect. Stairs lead to the first floor and a door leads through to the kitchen/diner which is fitted with a range of cupboard and drawer units with space for appliances. A door opens on to the rear garden. On the first floor are two double bedrooms both with an open outlook and a modern fully tiled shower room with walk-in shower enclosure.

## Outside

To the front of the property is an open, lawned garden with shrub border. To the rear is a level, enclosed garden which is mainly laid to lawn with a paved patio area.

## Parking

A driveway to the front and side of the property provides ample parking.

## Measurements

### Living Room

5.35m x 3.97m (17'7" x 13'0")

### Kitchen/Diner

3.97m x 2.71m (13'0" x 8'11")

### First Floor

#### Bedroom 1

3.97m x 2.76m (13'0" x 9'1")

#### Bedroom 2

3.97m x 2.73m (13'0" x 8'11")

#### Shower Room



FRASER  
WHEELER

19 Queens 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.