

# Little Week Road, Dawlish, EX7 ONL









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



### 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





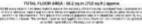
Ground Floor 33,0 sq.m. (385 sq.T.) approx.





32.3 sej.m. (348 sq.M.) opproxi

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19 Queens Street, Dawlish, Devon, EX7 9HB Telephone: 01626 862379 Email: info@fraserandwheeler.co.uk www.fraserandwheeler.co.uk





