

# Carnac Drive, **Dawlish**, EX7 0FB



Semi detached house enjoying an excellent position at the top of this popular development well located for schools and local shops.

Reception Hall, Cloakroom, Sitting Room, Kitchen/Diner, 3 Bedrooms, En-Suite Shower Room, Family Bathroom. Wall ed Garden, Garage and Parking.

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

£270,000

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### Location

The property is situated in a popular residential area a mile from the town centre, sea front and railway station with Sainsbury's even closer in the opposite direction. Close to hand is a local convenience store as well as primary and secondary schools. Regular bus services run nearby and the property is also well located to enjoy endless miles of country lanes, perfect for long walks or cycle rides.

### Accommodation

The property offers well proportioned accommodation fitted with UPVC double glazing and gas central heating with radiators to principal rooms.

Entry to the property is by the reception hall where there is a cloakroom fitted with a white suite. The living room has a square bay window with a pleasant outlook to the front aspect. Running across the rear of the property is the kitchen/diner which has French doors opening onto the enclosed garden. The kitchen is fitted with a comprehensive range of base and wall units with built-in electric oven and gas hob, plumbing for washing machine and dishwasher and plenty of space for a fridge freezer.

On the first floor are three bedrooms, two of which are doubles. The main bedroom has an en suite shower room fitted with a double shower enclosure with electric shower. The bathroom is fitted with a white suite with handheld shower over the bath and tiled surrounds.

### Outside

To the front of the property is a small area of garden stocked with a variety of shrubs. The walled rear garden is fully enclosed and enjoys a sunny aspect and a good degree of privacy. It is laid mainly to lawn with shrub border and a gate provides access to the rear.

### Parking

The property has the benefit of a single garage to the rear and an adjacent parking space.

### Measurements

#### Living Room

14'9" x 10'3" (4.50m x 3.12m)

#### Kitchen/Dining Room

17'7" x 11'3" (5.36m x 3.43m)

### First Floor

#### Bedroom 1

12'1" x 10'3" (3.68m x 3.12m)

#### Bedroom 2

10'3" x 9'7" (3.12m x 2.92m)

#### Bedroom 3

8'5" x 6'11" (2.57m x 2.11m)



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