

Juniper Drive, **Dawlish**, EX7 0GL



Superbly presented detached house benefitting from a prime position on the edge of this popular and recently constructed development, enjoying a quiet setting and open outlook. Reception Hall, Cloakroom, Living Room, Kitchen/Dining Room, 3 Bedrooms, En-Suite Shower Room, Bathroom. Secluded Garden, Garage and Parking. No Onward Chain.
Tenure: Freehold. Council Tax Band: D. EPC: B.

£350,000

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Location

The property enjoys a prime position at the end of a cul de sac enjoying a sunny aspect and open outlook. It is just over a mile from the beach, town centre and railway station with other amenities such as primary and secondary schools, leisure centre and bowls club less than a mile away as well as regular bus services.

Accommodation

Purchased in 2022 from Cavanna Homes the property comes with the remainder of the NHBC Guarantee. Immaculately presented, the accommodation provides a comfortable, well proportioned home with double glazed windows and gas central heating with radiators to all principal rooms.

Entry to the property is via the reception hall which in turn leads to all the ground floor rooms. The sitting room has a pleasant outlook to the front aspect with an additional window to the side. The kitchen/diner runs the width of the property and enjoys an open outlook to the rear. It is fitted with a comprehensive range of units with built in electric oven and hob with integrated fridge freezer, washing machine and dishwasher while there is a separate utility cupboard which could house a tumble dryer. From the dining area patio doors open on to the rear garden. Also on the ground floor is a useful cloakroom.

On the first floor are three bedrooms, two of which are doubles and all of which enjoy a pleasant outlook. The main bedroom has an en suite shower room and there is also a family bathroom with shower over the bath.

Outside

To the front of the property is an open area of lawn with shrub border. A path to the side leads to the enclosed rear garden which enjoys a sunny, open aspect and a high degree of privacy. It is mainly laid to lawn with gravel and paved patio area providing the perfect place to enjoy the sun until late into the evening.

Parking

A tarmac drive provides parking and leads to the garage with up and over door and courtesy door to the rear.

Measurements

Sitting Room

14'10" x 10'1" (4.52m x 3.07m)

Kitchen/Dining Room

18'1" x 11'9" (5.51m x 3.58m)

First Floor

Bedroom 1

12'2" x 10'10" (3.71m x 3.30m)

En-Suite

7'5" x 5'6" (2.26m x 1.68m)

Bedroom 2

10'10" x 9'6" (3.30m x 2.90m)

Bedroom 3

8'8" x 6'11" (2.64m x 2.11m)

Bathroom

6'11" x 6'4" (2.11m x 1.93m)



TOTAL FLOOR AREA: 107.8 sq.m. (2290 sq.ft.) approx.
All measurements are based on a standard 2.54m high ceiling and are for information only. They are not intended to be used for legal purposes. The actual measurements may vary slightly from those shown on the plans. The floor area is measured to the internal face of the walls and includes the area of the internal stairs and landings.

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