

Badlake Hill, **Dawlish**, EX7 9AY

A three bedroom end of terrace house situated in a popular location towards the outskirts of Dawlish with parking. The property benefits from a bay fronted living room, a modern fitted kitchen, three bedrooms, a family bathroom and a private rear courtyard.

NO ONWARD CHAIN, FREEHOLD, COUNCIL TAX BAND - C, EPC - C.

Offers in excess of £250,000

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Exterior: The property is an end-of-terrace house with a small front garden area and parking for a small car, a gated side access leading to the rear courtyard. The exterior is part brick and part rendered with pebble dash finish.

Living Room: Located at the front of the property with a bay window allowing in natural light. The room features a decorative white fireplace surround, wall light and radiator.

Dining Room/Second Reception Room: Positioned to the rear of the ground floor, with a window overlooking the rear aspect. Includes fitted storage cupboards, a radiator and door to:

Kitchen: A long galley-style fitted kitchen with wooden effect base and wall units, dark worktops, tiled splashbacks, and a stainless steel sink unit. Integrated oven with gas hob and extractor fan. Tiled flooring throughout. Breakfast Area / Rear Extension: An extended space off the kitchen with windows to the side/rear, allowing plenty of light. uPVC double glazed double doors lead to the courtyard. Radiator, with the same tiled flooring as the kitchen.

Downstairs WC: Accessed from the rear of the kitchen extension. Fitted with a low-level WC, wash hand basin, radiator and wall mounted central heating boiler.

Rear Courtyard: Fully paved and enclosed with a wooden side gate for access.

Bedroom One: A spacious double bedroom at the front of the property, featuring a large window, radiator and a decorative feature fireplace.

Bedroom Two: A second double bedroom with a window to the rear aspect, radiator and a feature fireplace with white surround.

Bedroom Three: A smaller single bedroom at the front of the property, with radiator and a window overlooking the street.

Bathroom: A fitted three-piece suite comprising a bath with overhead shower, pedestal wash basin, and WC. Fully tiled around the bath/shower area with part-tiled walls elsewhere. Window with frosted glass and a radiator.



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