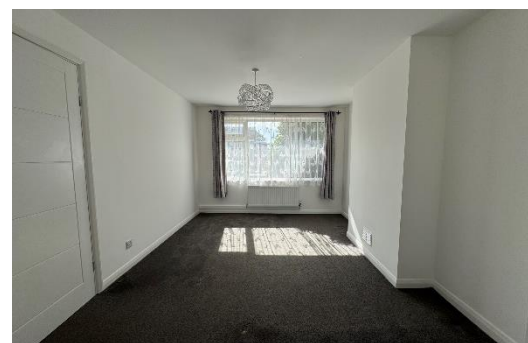


Elm Grove Drive, **Dawlish**, EX7 0EU

An extended 3/4 bedroom semi-detached house situated in a popular level location close to the leisure centre. The property benefits from a modern kitchen and bathroom, no onward chain, uPVC double glazing and gas central heating.

FREEHOLD, COUNCIL TAX BAND - D, EPC - D.

£325,000

01626 862379

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FRASER & WHEELER

UPVC DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE HALL

Radiator, uPVC double glazed window to the front, stairs leading to the first floor, storage cupboard and doors to:

LOUNGE

3.97m x 3.15m (13'0" x 10'4")

uPVC double glazed window to the front, radiator and arch to:

DINING ROOM

3.30m x 2.75m (10'10" x 9'0")

uPVC double glazed patio door leading to the rear garden. Radiator.

KITCHEN

4.20m x 3.16m narrowing to 1.73m (13'9" x 10'4" narrowing to 5'8")

L shaped room. Modern matching base and eye level units with work surfaces over, stainless steel sink with drainer and mixer tap, radiator, fitted oven with hob and extractor hood over, plumbing for a washing machine, space for a fridge/freezer, uPVC double glazed window and door leading to the rear garden.

BEDROOM 4/SECOND RECEPTION ROOM

5.50m x 3.38m narrowing to 2.43m (18'1" x 11'1" narrowing to 8'0")

uPVC double glazed window to the front and side, radiator and door to:

EN SUITE SHOWER ROOM

Suite comprising shower enclosure, WC, pedestal wash hand basin, part tiled walls and obscure uPVC double glazed window to the rear.

FIRST FLOOR LANDING

uPVC double glazed window to the side, radiator, hatch to the loft space and doors to:

BEDROOM 1

3.97m x 2.83m (13'0" x 9'3")

uPVC double glazed window to the front and radiator.

BEDROOM 2

3.07m x 2.66m (10'1" x 8'9")

uPVC double glazed window to the rear, radiator, fitted cupboard.

BEDROOM 3

3.00m MAX x 1.97m MAX (9'10" MAX x 6'6" MAX)

uPVC double glazed window to the front, radiator and fitted cupboard.

BATHROOM

Suite comprising bath with shower and screen over, pedestal wash hand basin, WC, heated towel rail and obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the property is a path to the front door, side access and established plants and shrubs with a level lawn and decorative gravel. The rear can be accessed via Wychwood Close and has a driveway leading to a single garage good size level lawn, decorative gravel, external power point and tap.



Ground Floor



First Floor

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