

Exeter Road, **Dawlish**, EX7 0AL

A deceptively spacious extended 4 bedroom semi-detached home situated on the outskirts of Dawlish. The property benefits from uPVC double glazing, gas central heating, good size enclosed rear garden with a southerly aspect and a wonderful kitchen/dining/living space. FREEHOLD, COUNCIL TAX BAND - D (Improvement indicator - Yes) - EPC - D.

£449,950

01626 862379

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**FRASER & WHEELER**



### FRONT DOOR TO

Radiator, stairs leading to the first floor, picture rail and doors to...

### ENTRANCE HALL

Radiator, stairs leading to the first floor and doors to:

### SITTING ROOM

double glazed bay window to the front, radiator, fitted wood burner with mantle and hearth, picture rail.

### FAMILY ROOM

A wonderful open space that connects to the kitchen/dining room. Radiator, wood burner with mantle and hearth, fitted cupboard, fitted alcove seating, double doors lead to the utility room and open to:

### KITCHEN/DINING ROOM

A fantastic space with modern matching high gloss base and eye level units with work surfaces over, island unit with stainless steel sink with swan neck tap, electric hob, eye level double oven, space for a fridge/freezer, radiator, uPVC double glazed window and double doors leading to the rear garden and an Orangery style glazed roof lantern providing plenty of natural light.

### UTILITY ROOM

Matching high gloss base and eye level units with work surfaces over, stainless steel sink with drainer and mixer tap, plumbing for a washing machine, uPVC double glazed window to the rear and door to the side.

### CLOAKROOM

Modern suite comprising WC, wash hand basin and window onto the garden.

### GARAGE

Modern door, light and power connected.

### FIRST FLOOR LANDING

Hatch to the loft space, picture rail and doors to:

### BEDROOM 1

uPVC double glazed bay window to the front, radiator and picture rail and fitted mirror fronted wardrobes to one wall.

### BEDROOM 2

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

### EN SUITE BATHROOM

Modern white suite comprising P shaped bath with shower and glass screen over, wash hand basin, WC, radiator, part tiled walls, fitted storage cupboards and obscure uPVC double glazed window to the rear.

### BEDROOM 3

uPVC double glazed window to the rear, radiator and picture rail.

### BEDROOM 4

uPVC double glazed small bay window to the front, radiator and picture rail.

### SHOWER ROOM

Modern suite comprising walk in double shower enclosure, WC and wash hand basin with fitted storage and 2 uPVC double glazed windows to the rear.





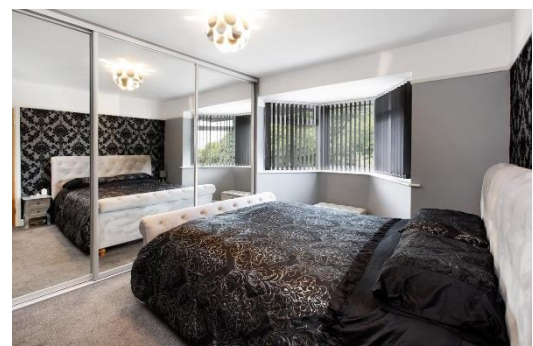


### OUTSIDE

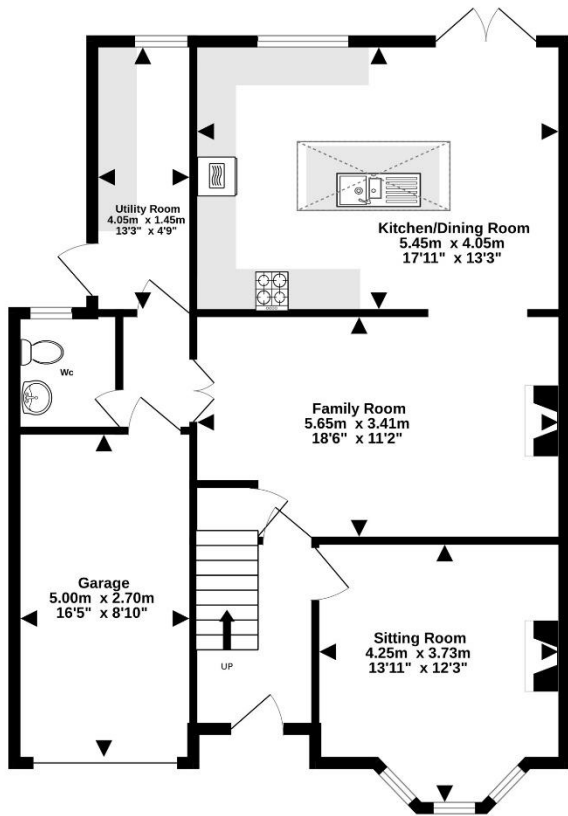
To the front of the property is a driveway leading to the garage with open covered porch way leading to the front door. The front garden has a mature tree, level lawn and side access gate. The rear garden is a real feature of the property with a paved seating area leading to the main part of the garden which is laid to lawn with established plants, trees and shrubs with good size garden shed.

### AGENTS NOTE

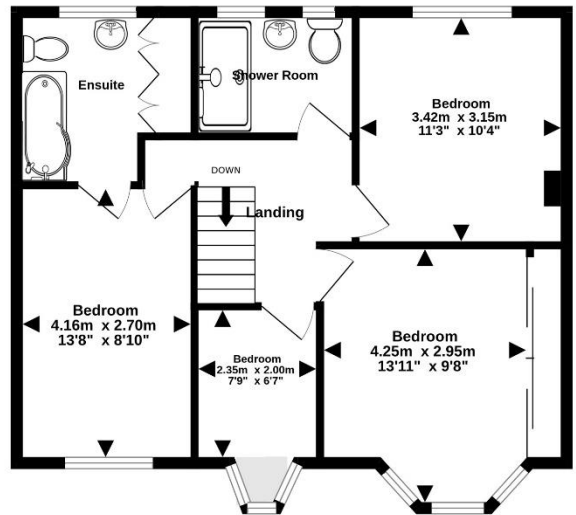
Council Tax Band Improvement indicator - YES. If the property has been improved or extended since it was placed in a Council Tax band, a Yes will be shown. If a Yes is shown, the band will be reviewed and may increase following the sale of the property.



**Ground Floor**  
83.2 sq.m. (896 sq.ft.) approx.



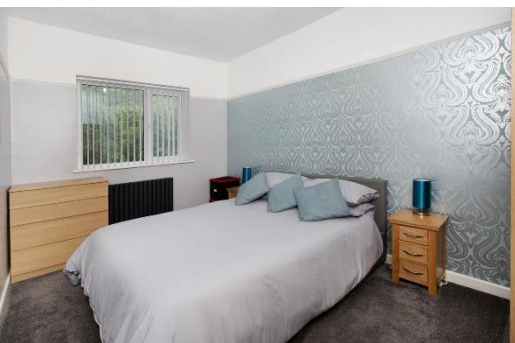
**1st Floor**  
57.0 sq.m. (614 sq.ft.) approx.



**TOTAL FLOOR AREA : 140.2 sq.m. (1509 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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