

Penfield Gardens, **Dawlish**, EX7 9NQ



****NO ONWARD CHAIN**** Spacious, semi detached house benefitting from a quiet location close to the town centre enjoying a lovely outlook towards nearby countryside. Sunny, level garden, garage and workshop.

Reception Hall, Cloakroom, 2 Reception Rooms, Kitchen, 3 Bedrooms, Bathroom.
Tenure: Freehold. Council Tax Band: C. EPC - D.

£260,000

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Location

Situated in a quiet, tucked away position this spacious semi detached house offers a peaceful yet convenient location. The town centre is easily reached within about half a mile and offers a range of independent shops, cafes and pubs and just a little further are sandy beaches and the beautiful walk along the sea wall to Dawlish Warren. There are excellent public transport facilities with regular bus and rail services nearby.

Accommodation

The spacious accommodation has been arranged to a reverse level design allowing the sunny open outlook over the town and nearby countryside to be appreciated from the living space. It is fitted with uPVC double glazing and gas central heating with radiators to all principal rooms.

Entry to the property is into an entrance porch which in turn leads to the reception hall where there is a cloakroom. The living room and dining room are bright, spacious rooms enjoying the southerly aspect views towards the nearby countryside and are connected through glazed double doors. The kitchen is fitted with a comprehensive range of base and wall units and includes a built in electric oven and gas hob and

integrated fridge and freezer. There is a window to the front aspect and sliding doors connect to the dining room.

On the lower ground floor are three bedrooms, two doubles and a generous single, all of which have a pleasant outlook over the garden. The bathroom is fitted with a white suite with electric shower over the bath, heated towel rail and vanity unit. Also on this level is a really useful workshop/utility room with timber work bench and shelving. There is plumbing for a washing machine and space for further appliances and an airing cupboard. A glazed door provides access to the garden.

Outside

The good size garden is level and enclosed, and enjoys a good degree of privacy. It extends across the rear and side of the property benefitting from sun throughout the day which can be enjoyed from the paved patio. There is an area of lawn and a variety of shrubs and plants.

Measurements

Cloakroom

Sitting Room

13'6" x 12'5" (4.11m x 3.78m)





Dining Room
11'11" x 10'10" (3.63m x 3.30m)

Kitchen
11'11" x 9'2" (3.63m x 2.79m)

Lower Ground Floor

Bedroom 1
13'6" x 12'5" (4.11m x 3.78m)

Bedroom 2
13'6" x 11'11" (4.11m x 3.63m)


Bedroom 3
9'2" x 9'1" (2.79m x 2.77m)

Bathroom
6'3" x 5'11" (1.91m x 1.80m)

Workshop/Utility
15'10" x 8'6" (4.83m x 2.59m)


Garage
15'10" x 8'6" (4.83m x 2.59m)

Key Features




Property Type

Semi-Detached




Bedrooms

3 Bedrooms



Bathrooms


1 Bathroom



Parking


Garage

Key Details




Floor Area

1,033 ft²
96 m²




Plot Size

0.07 acres




Council Tax

Band C
£2,234




Flood Risk
Rivers & Seas

Very low



Flood Risk
Surface Water

Very low



Conservation Area

No

Land Registry

Tenure

Freehold

Title Number

DN241544

Mobile, Broadband & TV

Estimated Broadband Speeds

Standard - 16 mbps

Superfast - 75 mbps

Mobile Signal (based on calls indoors)

EE

3 (Three)

O2

Vodafone

Cable/Satellite TV Availability

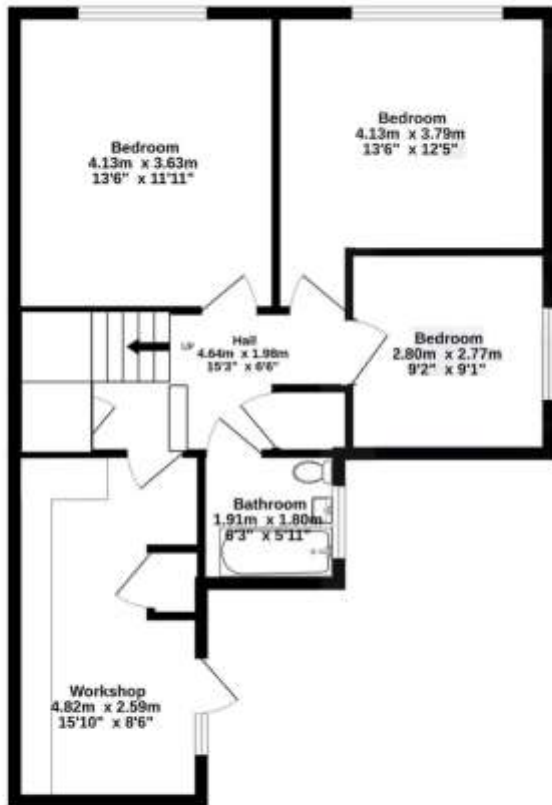
BT

Sky

Virgin



Ground Floor
61.2 sq.m. (659 sq.ft.) approx.



Entrance Floor
64.8 sq.m. (698 sq.ft.) approx.



TOTAL FLOOR AREA : 126.1 sq.m. (1357 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the figures 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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