

Kingsdown Crescent, **Dawlish**, EX7 0HB



Extended semi detached house benefitting from a larger than average garden and situated in a popular and convenient location close to schools, leisure centre and bowls club.

Living Room, Dining Room, Garden Room, Kitchen, Utility, Cloakroom, 3 Bedrooms, Bathroom.
Great Garden, Parking.

Tenure: Freehold. Council Tax Band: C EPC - D.

£280,000

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Location

The property benefits from a favoured position on a popular development suitable for people of all ages. It is perfectly located for easy access to primary and secondary schools, the leisure centre and bowling club. It is well served by a local bus service with additional services to Exeter and Newton Abbot nearby. The sea wall is only about half a mile from the property and a little further is the mainline railway station and town centre which offers a range of independent cafes, pubs and shops.

Accommodation

The property offers spacious and versatile ground floor accommodation which has been extended to create a utility room and garden room which suite a variety of purposes. The clean and tidy accommodation is fitted with uPVC double glazed windows and gas central heating with radiators to all principal rooms. Entry to the property is in to the reception hall which in turn leads to the living room which has a feature fire place with gas fire and a picture window to the front aspect. An archway leads through to the dining room, which in turn opens on to the rear garden. The kitchen and

connecting utility are fitted with base and wall units with gas point for cooker and plumbing for a washing machine. There is also a useful cloakroom. At the rear of the property is an additional room which is currently used as a second sitting room but would be equally suitable as a bedroom, office or another purpose and has patio doors opening on to the rear garden. On the first floor are three bedrooms, two doubles and a single, as well as the shower room with large walk-in shower enclosure.

Outside

The garden is a particular feature of the property. To the front is an open area with a mixture of low shrubs. A driveway and gravelled area provide parking. The larger than average rear garden enjoys a good degree of privacy and is stocked with a variety of shrubs with established hedge boundary. There is a paved patio area and lawn with a further area of grass with timber garden shed.

Parking

There is hardstanding parking to the front of the property.





Measurements

Sitting Room
13'1" x 10'2" (3.99m x 3.10m)

Dining Room
10'9" x 9'0" (3.28m x 2.74m)

Garden Room
16'9" x 7'9" (5.11m x 2.36m)

Kitchen
10'10" x 7'7" (3.30m x 2.31m)

Utility
10'9" x 7'8" (3.28m x 2.34m)

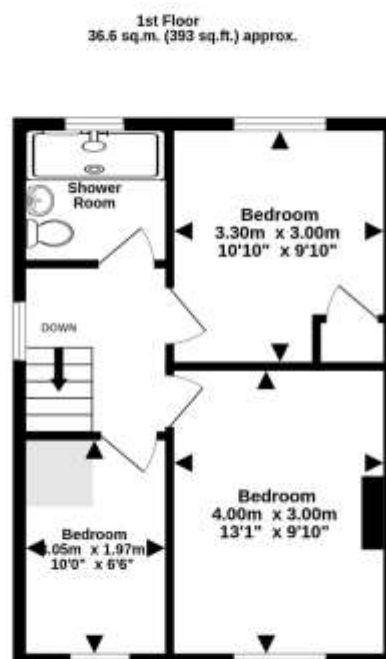
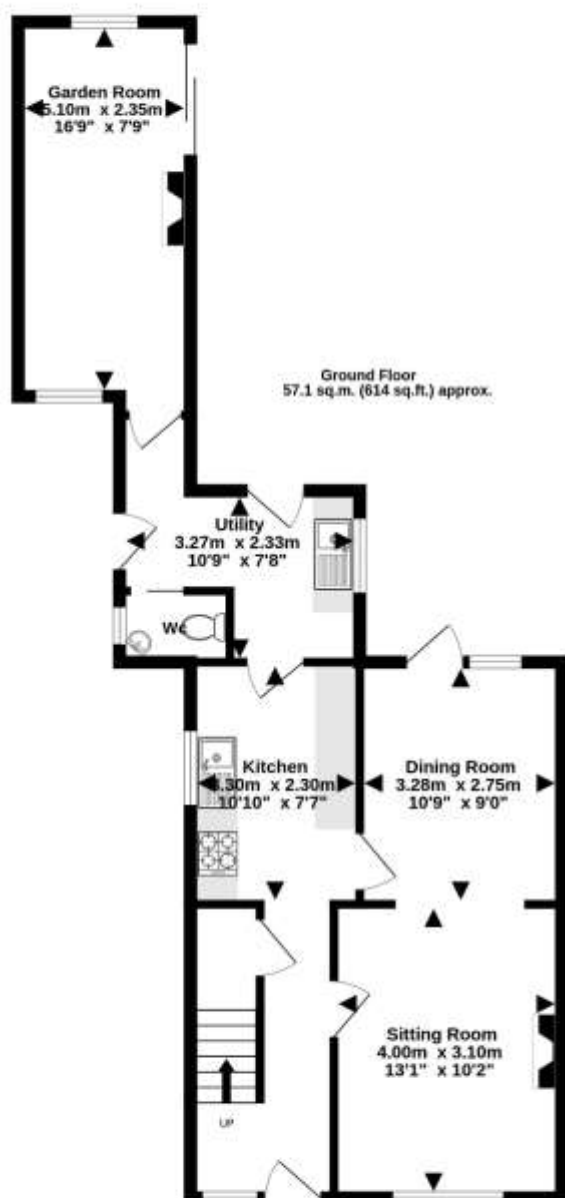
First Floor

Bedroom 1
13'1" x 9'10" (3.99m x 3.00m)

Bedroom 2
10'10" x 9'10" (3.30m x 3.00m)

Bedroom 3
10'0" x 6'6" (3.05m x 1.98m)





TOTAL FLOOR AREA : 93.6 sq.m. (1008 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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