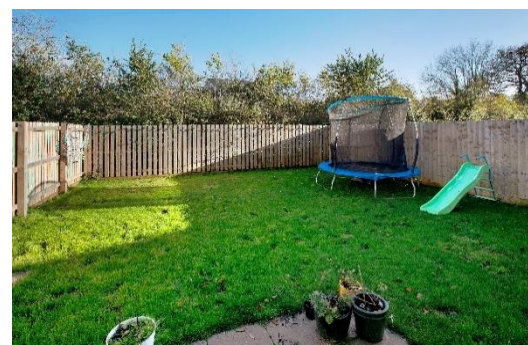


Juniper Drive, **Dawlish**, EX7 0GL

Spacious modern three storey detached house situated on a new development superbly locate for schools and a range of other amenities. The versatile accommodation offers scope for an informal annex and could be ideal for those working from home. Cloakroom, Sitting Room, Balcony, Kitchen/Dining Room, Study, 4 Bedrooms, 2 En Suites, Bathroom, Garage/Utility, Parking, Level Garden. UPVC Double glazing and gas central heating.

Tenure: Freehold, Council Tax Band: E. EPC B

£405,000

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FRASER & WHEELER

Situated on a popular new development this spacious detached home enjoys an excellent position and is well located for schools, the leisure centre and regular bus services. It also offers easy access to the town centre, Sainsbury's and the sea.

Arranged over three floors the accommodation offers space and versatility and is fitted with gas central heating and uPVC double glazing. The low maintenance garden enjoys a good degree of privacy and there is plenty of parking including an integral garage.

Accommodation

Front door to;

Entrance Hall

Storage cupboard, stairs to the first floor and doors to the garage and to;

Bedroom 2

6.63m x 3.17m (21'9" x 10'5")

Built-in wardrobe, window to the side aspect, airing cupboard and door to;

En Suite

Fitted with a tiled shower enclosure, wash hand basin and WC. Heated towel rail, extractor fan and spot lights.

First Floor Landing

Stairs to the second floor and doors to;

Sitting Room

5.35m x 3.17m (17'7" x 10'5")

A bright room with double doors and glazed side panels opening onto the balcony.

Balcony

Finished with metal rails and offering an open outlook to the front.

Study/Bedroom 5

2.80m x 2.25m (9'2" x 7'5")

Open outlook to the front aspect.

Kitchen/Dining Room

6.10m x 3.31m (20'0" x 10'10")

A great space being the heart of the home with patio doors opening on to the rear garden. The kitchen is fitted with a range of base and wall units with integrated dishwasher, fridge freezer and electric double oven and hob.

Second Floor Landing

Hatch to loft space and doors to;

Bedroom 1

4.04m x 3.42m (13'3" x 11'3")

A bright room with large window to the front aspect having Juliet balcony effect railings, built in wardrobe and door to;

En Suite

Fitted with a tiled shower enclosure, wash hand basin, WC. Heated towel rail, spotlights and opaque window to the side.

Bedroom 3

3.80m x 3.35m (12'6" x 10'12")

Enjoying a pleasant outlook over the rear garden.

Bedroom 4

3.38m x 2.72m (11'1" x 8'11")

Enjoying a pleasant outlook over the rear garden.

Bathroom

Fitted with a white suite comprising bath with tiled surround, wash hand basin and WC. Spotlights, extractor fan, opaque window.

Outside

To the front of the property is a tarmac drive providing parking for two vehicles, either side is an area of open plan lawn and shrub borders and a path to the side of the property leads to steps up to the rear garden. Benefitting from a good degree of privacy the rear garden is level and laid to lawn with small paved patio area.

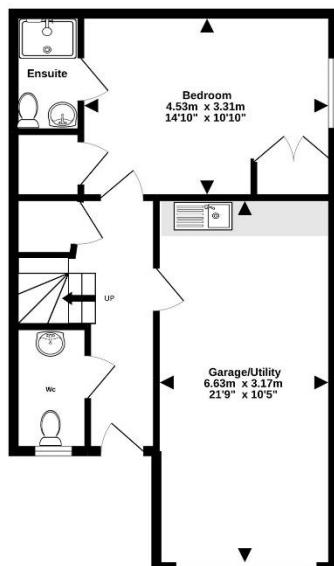
Integral Garage/Utility Area

6.63m x 3.17m (21'9" x 10'5")

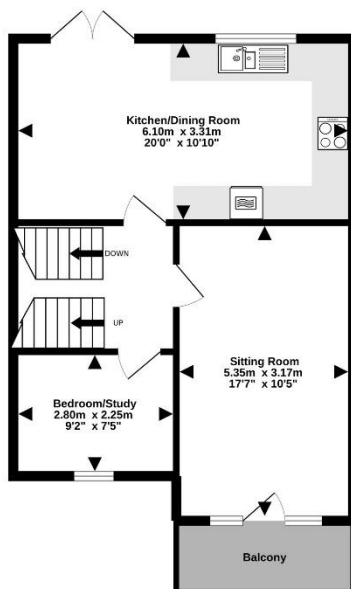
Metal up and over door, power points and light, wall mounted gas boiler and utility area with work surface having base units under, sink unit and plumbing for washing machine.



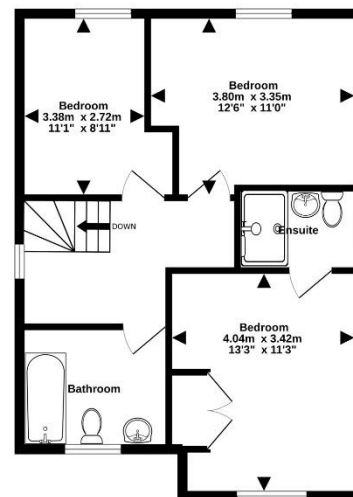
Ground Floor
51.7 sq.m. (556 sq.ft.) approx.



1st Floor
50.4 sq.m. (543 sq.ft.) approx.



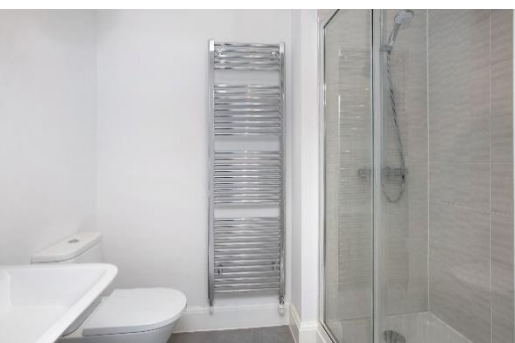
2nd Floor
50.3 sq.m. (542 sq.ft.) approx.



TOTAL FLOOR AREA : 152.4 sq.m. (1641 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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&
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