

A well presented four bedroom end of terrace home arranged over three spacious floors, offering versatile family living in a popular residential area. The property features a generous brick-paved driveway, providing off-street parking, and benefits from a private rear garden, ideal for outdoor entertaining. Bright interiors, a practical layout and convenient access to local amenities make this an appealing home for families and commuters alike.

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

£325,000

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FRONT DOOR TO

ENTRANCE HALL

A spacious and inviting hallway with uPVC double glazed window to the front, radiator, stairs leading to the first floor and doors to:

CLOAKROOM

Comprising WC, wash hand basin, wall mounted central heating boiler, obscure uPVC double glazed window to the side and gas meter.

LOUNGE/DINING ROOM

2 Radiators, uPVC double glazed window to the front, wood burner with marble hearth, laminate flooring, uPVC double glazed doors leading to the garden and arch to:

KITCHEN

Matching base and eye level units with work surfaces over, stainless steel sink with drainer, hob with oven below and extractor hood over, plumbing for a washing machine, obscure uPVC door to the side, spot lights and uPVC double glazed window looking over the rear garden.

FIRST FLOOR LANDING

Door with stairs leading to the second floor and bedroom 1. Doors to:

BEDROOM 2

uPVC double glazed window to the front, radiator and under stairs storage cupboard.

BEDROOM 3

uPVC double glazed window to the rear with views towards the sea. Radiator.

BEDROOM 4

uPVC double glazed window to the rear with views towards the sea. Radiator.

FAMILY BATHROOM

A lovely bathroom suite comprising panelled bath, WC, wash hand basin with storage below, walk in shower enclosure, spot lights, heated towel rail and obscure uPVC double glazed window to the front.

BEDROOM 1

2 Velux windows to the rear of the property with lovely views over Dawlish and towards the sea, radiator, spot lights, fitted wardrobes, eaves storage cupboards and door to:

EN SUITE SHOWER ROOM

Suite comprising shower enclosure, radiator, base storage units, extractor fan, WC, wash hand basin, spot lights and Velux window to the rear again with stunning views.





OUTSIDE

To the front of the property is a brick paved driveway with access to the front door and gate providing access to the side and rear of the property. To the rear is a good size patio leading to a level lawn, decked seating area, summer house with power. The garden has a good degree of privacy and a southerly aspect. To the side of the property is a good size garden shed, EV charge point and access to:

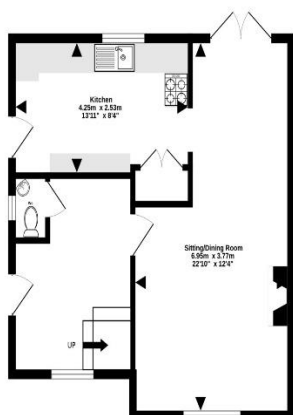


GARDEN OUTBUILDING

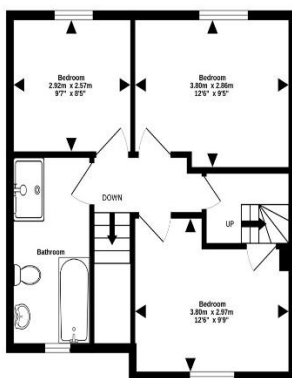
Light, power and water connected, a high level bath with shower over (currently used to wash dogs) and 2 windows. The outbuilding has numerous possibilities of use depending on the buyers individual needs.



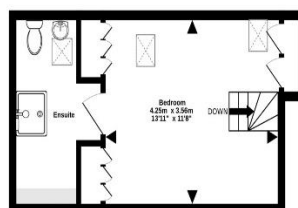
Ground Floor
43.3 sq.m. (460 sq.ft.) approx.



1st Floor
41.1 sq.m. (438 sq.ft.) approx.



2nd Floor
23.4 sq.m. (254 sq.ft.) approx.



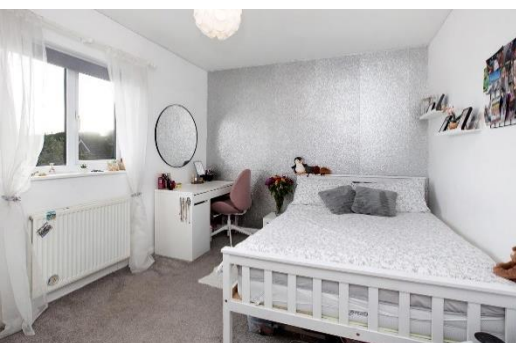
Outbuilding
5.6 sq.m. (60 sq.ft.) approx.



TOTAL FLOOR AREA : 115.6 sq.m. (1244 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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