

Trumpeter Place, Dawlish, EX7 0RN



This well presented four bedroom detached home is located on a popular modern development on the outskirts of Dawlish. The accommodation briefly comprises a welcoming reception hall, living room, dining room, kitchen/breakfast room with separate utility and cloakroom. Upstairs are four bedrooms, including a master with en-suite, along with a family bathroom. The property further benefits from uPVC double glazing and gas central heating. Externally, there is driveway parking, a garage and an enclosed rear garden. Early viewing is highly recommended to fully appreciate this attractive home.

FREEHOLD, COUNCIL TAX BAND - E, EPC - B.

OIEO £380,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

SPACIOUS RECEPTION HALL

Providing access to the principal reception rooms with staircase rising to the first floor. Featuring a radiator, power points, and door leading to:

DINING ROOM/RECEPTION ROOM

A bright dual aspect room with uPVC double glazed windows to the front and side. Includes a radiator, power points, television aerial point, and access to a generous under-stairs storage cupboard.

LIVING ROOM

With uPVC double glazed window to the front, radiator, power points, and television aerial connection.

KITCHEN/DINING ROOM

Overlooking the rear garden with uPVC double glazed window and double doors opening onto the patio. The fitted kitchen comprises a matching range of wall and base units with timber-effect square edge work surfaces, inset one and a half bowl stainless steel sink and drainer, integrated electric oven, four burner gas hob with stainless steel extractor canopy and splashback, and space for a fridge freezer. The dining area provides ample space for a table and chairs, with radiator and power points. Door through to:

UTILITY ROOM

With obscure glazed composite rear door giving access to the garden. Fitted with timber-effect work surface with space and plumbing for a washing machine and dishwasher. Houses the wall-mounted gas boiler supplying domestic hot water and central heating. Radiator and power points.

CLOAKROOM

Fitted with a modern white suite comprising close coupled WC and pedestal wash hand basin with tiled splashback. Obscure uPVC double-glazed window to the side and radiator.

FIRST FLOOR LANDING

With uPVC double-glazed window to the side. Two generous storage cupboards with timber shelving and access to the loft.

BEDROOM 1

uPVC double-glazed window to the rear, radiator, and power points. Door to:

EN SUITE SHOWER ROOM

With obscure uPVC double glazed window to the rear. Modern white suite including close coupled WC, pedestal wash hand basin, and shower enclosure with sliding glazed door and mains fed shower. Tiled splashbacks, chrome ladder heated towel rail, and extractor fan.

BEDROOM 2

A bright dual-aspect room with uPVC double-glazed windows to the front and side. Radiator and power points.

BEDROOM 3

uPVC double glazed window to the front, radiator, and power points.

BEDROOM 4

uPVC double-glazed window to the rear, radiator, and power points.



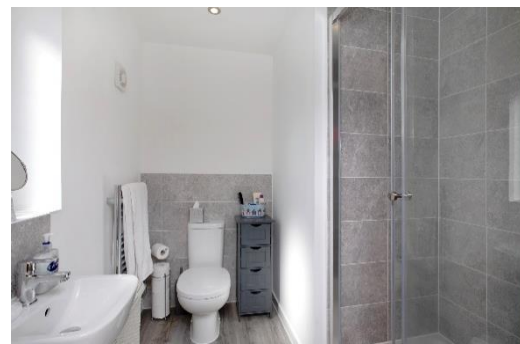


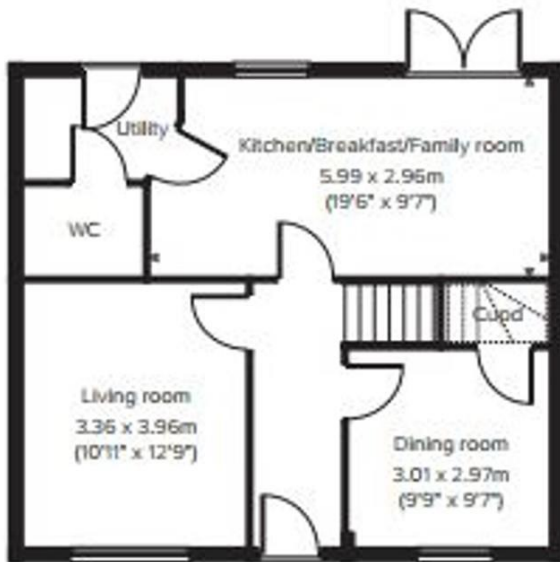
FAMILY BATHROOM

Featuring an obscure double glazed window to the front. Modern white suite comprising close coupled WC, pedestal wash hand basin, and panelled bath with wall mounted electric shower and glazed shower screen. Finished with tiled splashbacks and a chrome ladder style heated towel rail.

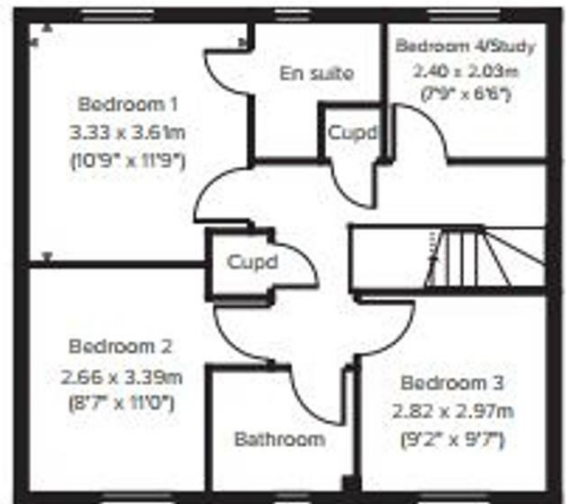
OUTSIDE

To the front, the property benefits from driveway parking leading to a single garage with metal up and over door. The fully enclosed rear garden offers a safe and private space for children and pets, predominantly laid to lawn with a generously sized paved patio seating area. Outside water tap and southerly aspect.





Ground floor



First floor



19 Queen Street, Dawlish, Devon, EX7 9HB
 Telephone: 01626 862379
 Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.