

# Kingsdown Crescent, Dawlish, EX7 0HN



An extended 3 bedroom semi-detached house situated in a popular location benefiting from a modern kitchen and shower room, driveway and garage, good size enclosed garden and gas central heating.

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

£299,950

01626 862379

[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)

**FRASER & WHEELER**

### ENTRANCE PORCH

uPVC double glazed front door and side windows with inner door leading to:

### HALLWAY

Stairs leading to the first floor and door to:

### LOUNGE

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

### DINING ROOM

Radiator and open to:

### GARDEN ROOM

A great additional space to the rear of the property with windows looking onto the rear garden, radiator, door to the side and open to:

### KITCHEN

A modern kitchen with base and eye level units, work surfaces over, sink with drainer and mixer tap, hob with oven below, plumbing for a washing machine, space for a fridge/freezer, part tiled splash backs, and window to the side of the property.

### FIRST FLOOR LANDING

Window to the side, hatch to the loft space and doors to:

### BEDROOM 1

uPVC double glazed window to the front and radiator.

### BEDROOM 2

uPVC double glazed window to the rear, radiator and cupboard.

### BEDROOM 3

Radiator, storage in boxed structure including stairwell head height and uPVC double glazed window to the front.

### SHOWER ROOM

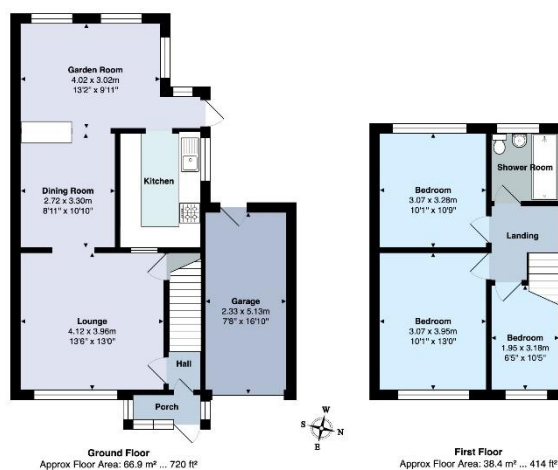
A modern shower room with double shower enclosure with glass screen, WC and wash hand basin with storage below, heated towel rail and obscure uPVC double glazed window to the rear.

### OUTSIDE

To the front of the property is a driveway leading to the garage with path to the front door, level lawn with established shrub. To the rear is an enclosed garden with patio and decked areas, level lawn, part timber fence surround, outside tap and access to the rear of the garage.

### GARAGE

Door to the front and power connected.



19 Queens Street, Dawlish, Devon, EX7 9HB  
Telephone: 01 626 862379  
Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)  
[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)

