

Underhay Close, **Dawlish**, EX7 0FA



Superbly presented semi detached house enjoying a quiet, tucked away setting overlooking a small copse.

Reception Hall, Cloakroom, Living Room, Kitchen/Dining Room, 3 Bedrooms, En Suite Shower Room, Bathroom, Gas Central Heating, uPVC Double Glazing. Attractive, Easy Garden. Garage, Parking.

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

£295,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

Location

The property is situated in a quiet and popular residential area on a development comprising a variety of attractively designed properties.

It offers easy access to acres of open green space, ideally for dog walking and exercising. It is also well placed for local bus services and the leisure centre is a short walk away.

It is located about a mile from the town centre which offers a range of independent shops, cafes and pubs as well as regular bus and mainline rail services. Sandy beaches are also just a mile from the property.

Accommodation

The property offers well maintained and superbly presented accommodation offering touches of quality such as wood flooring and replacement internal doors. It is fitted with uPVC double glazing and gas central heating with radiators to all principal rooms.

Entry to the property is into the spacious reception hall with cloakroom. The spacious living room runs the width of the property and overlooks the attractive rear garden which can be accessed through French doors. The kitchen is fitted with a range of base and wall units with

varnished wood work surfaces and includes a built in eye level electric oven and gas hob and enjoys a lovely outlook to the copse.

On the first floor are three bedrooms, two of which are comfortable doubles with the main bedroom having an en suite shower room. The accommodation is finished with a smartly presently bathroom with shower over the bath.

Outside

The delightful cottage style garden has been thoughtfully designed to create interest and colour whilst providing privacy and attracting wildlife. It can be best enjoyed from the paved patio which provides a lovely place to relax.

Parking

To the side of the property is a drive providing space for up to two cars and leads to the garage. It has an power, water and light connected and a courtesy door to the side which makes it ideal for use as a utility area if required.





Measurements

Living Room

18'6" x 10'2" (5.64m x 3.10m)

Kitchen/Diner

13'4" x 9'9" (4.06m x 2.97m)

First Floor

Bedroom 1

11'6" x 10'6" (3.51m x 3.20m) max.

Bedroom 2

10'5" x 9'0" (3.18m x 2.74m)

Bedroom 3

8'7" x 7'9" (2.62m x 2.36m)

Garage

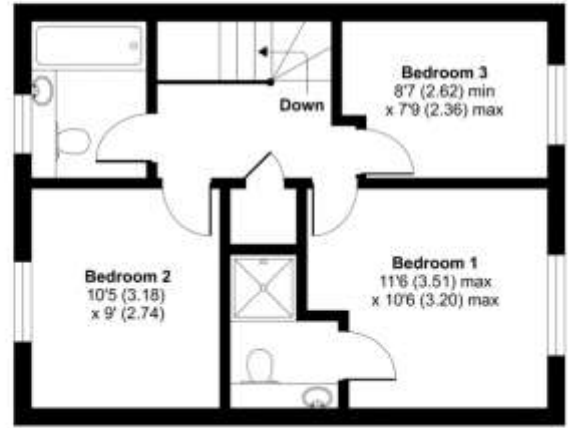
17'2" x 8'3" (5.23m x 2.51m)



Underhay Close, Dawlish, EX7

Approximate Area = 1057 sq ft / 98.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Bradleys. REF: 707615



19 Queens Street, Dawlish, Devon, EX7 9HB
Telephone: 01 626 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.