The Paddock, Dawlish, EX7 0EJ









Offered with no onward chain this superbly presented end of terrace house has the added advantage of recently installed solar panels.
Excellent location at the end of a cul de sac. Entrance Lobby, Living Room, Conservatory, Kitchen/Dining Room, Double Bedroom, Shower Room, Secluded Garden, Two Parking Spaces.
Tenure: Leasehold. Council Tax Band: B. EPC - D
Agents note: 20% share of the property is held by St Marychurch Housing Association creating the opportunity to purchase a property with an asking price based on 100% ownership of £193,750. There is no rent to pay.

For Sale @ £155,000

01626 862379
www.fraserandwheeler.co.uk

FRASER & WHEELER

Location
The Paddock is a cul-de-sac of predominantly one and two-bedroom homes, managed by St Marychurch Housing Association and home to residents of all ages. The property enjoys a peaceful position at the head of the cul-de-sac, conveniently placed for schools and a local shop, with the town centre less than a mile away.

Accommodation
The property offers superbly presented accommodation, extensively updated to a high standard in recent years. Recently installed, owned solar panels with battery storage help to reduce running costs, complementing the electric radiators and heaters. The property also benefits from uPVC double-glazed windows and doors.

A useful entrance porch opens into the living room, which enjoys a sunny front aspect. The kitchen/dining room is fitted with contemporary gloss white units, complemented by wood-effect worktops and a breakfast bar. Integrated appliances include an eye-level electric double oven and an electric hob with an extractor hood above, with space and plumbing for further appliances.

A door leads into the substantial conservatory, providing a delightful setting for relaxing or entertaining, with ample space for dining furniture.

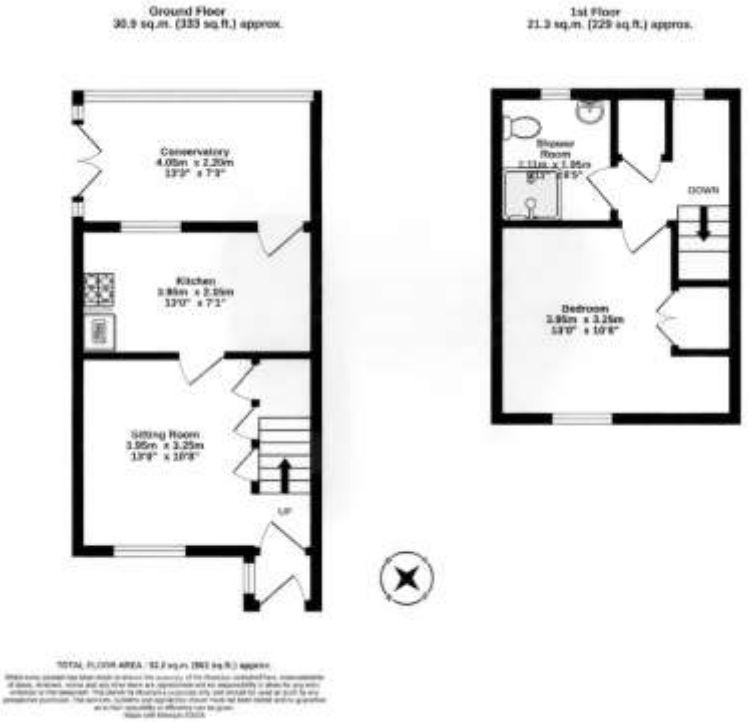
Upstairs, the generous landing offers room for furniture or a small study area. The spacious double bedroom enjoys a pleasant outlook to the front and benefits from a built-in storage cupboard. The newly fitted shower room features a white suite comprising a shower enclosure with an electric shower, a vanity wash basin, a WC with concealed cistern and a heated towel rail.

Outside
To the front there is a small area of garden predominantly laid to slate chippings. A timber gate give access to a pathway to the side of the property with raised shrub border and a block store housing the batteries for the solar panels. Outside power points and water tap. Composite decked seating area provides a secluded place for relaxing.

Parking
The property has the benefit of two allocated parking spaces.

Agents Note
20% share of the property is held by St Marychurch Housing Association. There is no rent to pay on this share. We understand there is the possibility to purchase this 20% share after living in the property for 12 months. The property is held on a 999 year lease and is subject to a service charge, currently of £33 per month which includes the up keep of a neighbouring paddock which is solely for the residents of the close. ***It is a requirement that the buyer has a local connection.***





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

The Property Ombudsman SALES
naea | propertymark PROTECTED
OnTheMarket.com

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.