

## Roscoff Road, Dawlish, EX7 0FE



Spacious and well presented terraced town house in a popular residential area well located for a range of amenities including schools and the leisure centre. Arranged over three floors the beautifully presented accommodation comprises; Reception Hall, Cloakroom, Kitchen/Dining Room, Sitting Room, 3 Double Bedrooms, En-Suite Shower Room, Bathroom, Enclosed Garden, Garage. Tenure: Freehold.  
Council Tax Band: D. EPC: B. EPC - B.

£290,000

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## Accommodation

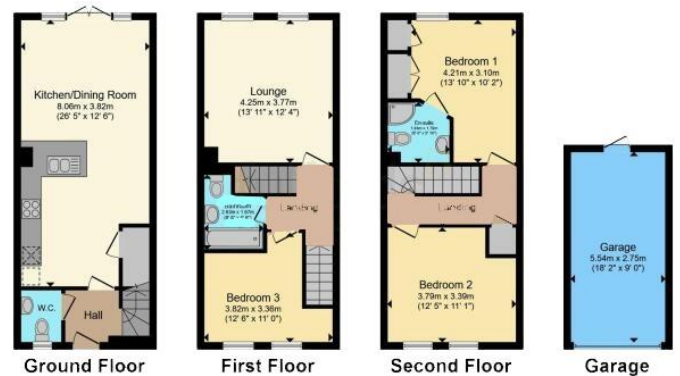
The spacious and beautifully presented accommodation is arranged over three floors and is fitted with uPVC double glazing and gas central heating with radiators to all principal rooms. Entry is via the reception hall with cloakroom and stairs to the upper level. The kitchen/dining room is a bright open space and is the heart of the home with French doors opening onto the rear garden. The kitchen is fitted with a comprehensive range of white units. On the first floor is the comfortable sitting room with two windows allowing light to flood the room. There is a double bedroom to the front and family bathroom with shower over the bath. On the second floor are the main bedroom with a pleasant open outlook, built in wardrobes and an en-suite shower room. There is a further double bedroom to the front aspect.

## Outside

The rear garden offers a patio area with raised shrub borders with steps down to the gently sloping lawn and decked seating area.

## Parking

At the foot of the garden is a single garage and EV charging point



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