

Firbank Road, Dawlish, EX7 0NW



Spacious modern home offering fabulous family living in a tucked away location close to schools and yards from open playing fields. This individual property was constructed by a local builder and offers well proportioned, up to date accommodation with uPVC double glazing and gas central heating. Reception Hall, Cloakroom, Living Room, Kitchen Diner, Conservatory, 4 Bedrooms, Bathroom, Enclosed, Easy Garden, Garage/Store and Parking.

NO ONWARD CHAIN FREEHOLD, COUNCIL TAX BAND – C, EPC - TBC

£325,000

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FRASER & WHEELER

This individual semi detached house benefits from a quiet, tucked away position well located for schools, buses, Sainsbury's and open playing fields. The property offers well presented and spacious accommodation based around the large kitchen/diner, which is very much the heart of the home and leads to a substantial conservatory providing an excellent place to relax. The separate living room provides comfortable space for all with a focal point fire. The four bedrooms are well proportioned with two roomy doubles and two generous single rooms and there is also a modern, smart bathroom. The garden requires little maintenance and is enclosed making it an excellent place to relax or play. To the front is ample parking as well as a garage.

ACCOMMODATION

uPVC double glazed front door to;

RECEPTION HALL

Radiator, stairs to the first floor and doors to;

CLOAKROOM

Fitted with a modern white suite comprising wash hand basin and WC. Opaque double glazed window and radiator.

LIVING ROOM

4.50m x 3.93m (14'9" x 12'11")

Two uPVC double glazed windows to the front aspect, radiator, feature electric fire.

KITCHEN/DINER

6.41m x 4.19m (21'0" x 13'9")

A fabulous space fitted with a range of modern base and wall units, space for a range style cooker, plumbing, radiator, window to the rear aspect and doors to;

CONSERVATORY

3.20m x 2.99m (10'6" x 9'10")

uPVC windows and door onto the garden and electric under floor heating

FIRST FLOOR LANDING

Hatch to the loft and doors to:

BEDROOM 1

3.60m x 2.89m (11'10" x 9'6")

uPVC window to the rear aspect, radiator and fitted wardrobe.

BEDROOM 2

3.29m x 2.66m (10'10" x 8'9")

uPVC double glazed window to the rear aspect, radiator and fitted wardrobe.

BEDROOM 3

2.70m x 2.67m (8'10" x 8'9")

2 uPVC double glazed windows to the front, radiator, storage cupboard. Irregular shaped room with maximum measurements.

BEDROOM 4

2.83m x 2.49m (9'3" x 8'2")

2 uPVC double glazed windows to the front, radiator and storage cupboard.

BATHROOM

Modern Suite comprising panelled bath with shower and screen over, WC, wash hand basin with storage above, part tiled walls, Velux window and extractor fan.





OUTSIDE

To the front of the property is a parking area with steps to leading to the front door and side of the property. Access is also granted to the SINGLE GARAGE/STORE (Please note the garage/store has a raised plinth and therefore cannot accommodate vehicle parking. It is suitable for storage use only). The rear garden is a good size with a level patio leading to an artificial lawn, laid for ease of maintenance.





Ground Floor



First Floor



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