

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.

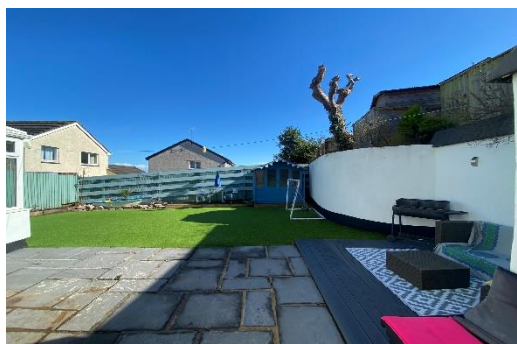






## OUTSIDE

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.

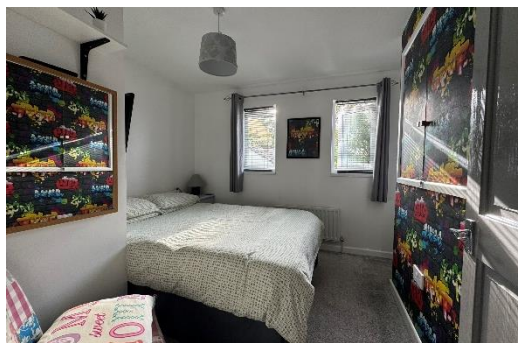
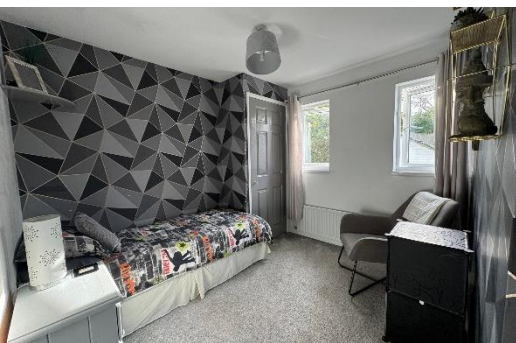




Ground Floor



First Floor



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