

Elm Grove Drive, **Dawlish**, EX7 0EU



Located in a popular residential location this well-proportioned mid terrace home offers comfortable living with good excess to local amenities, schools, transport links and nearby leisure centre. This property briefly comprises open plan living/dining room, fitted kitchen, three bedrooms and family bathroom. additional benefits include double glazing, gas central heating, enclosed garden and parking to the rear of the garden.

COUNCIL TAX - C, FREEHOLD, EPC - C.

£246,500

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ENTRANCE PORCH

uPVC obscure double glazed front door opening to the double glazed porch with glazed door into:

OPEN PLAN SITTING/DINING ROOM

A light and bright space with uPVC double glazed window to the front aspect, radiator and stairs rising to the first floor landing. Gas fire with marble effect surround and coved ceiling. Open to the dining area with under stairs storage cupboard, radiator, additional storage cupboard, uPVC double glazed window and door looking out to the rear garden and door to:

KITCHEN

Matching base and eye level units with roll top work surfaces over, sink and drainer with mixer tap and tiled splash backs. Space and plumbing for washing machine, gas cooker and fridge/freezer. uPVC double glazed window overlooking the rear garden.

FIRST FLOOR LANDING

Stairs to first floor landing, access to loft space and door to:

BEDROOM 1

uPVC double glazed window to the front aspect with some views towards the sea, radiator and coved ceiling.

BEDROOM 2

uPVC double glazed window to the rear aspect overlooking the garden, radiator and coved ceiling.

BEDROOM 3

uPVC double glazed window to the front aspect and radiator.

SHOWER ROOM

Corner enclosure with thermostatic shower over, pedestal wash hand basin, low level WC and part tiled walls. uPVC obscure double-glazed window to the rear and radiator.

OUTSIDE

To the front of the property there is a low maintenance garden with pathway leading to the front porch. This delightful enclosed rear garden consists of a covered seating area with pathway leading to the rear gate allowing access to the garden shed and parking space. The garden has been designed with wildlife in mind, creating an attractive setting to spend time in.

PARKING AREA

To the rear of the garden is a Parking space and garden shed.



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