

Carhaix Way, **Dawlish**, EX7 0ER

A well-presented three-bedroom semi-detached family home occupying an attractive corner position with generous landscaped gardens, driveway parking and a versatile garage room.
FREEHOLD, COUNCIL TAX BAND - C, EPC - C.

Offers in excess of £300,000

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The accommodation is arranged over two floors and offers a spacious open-plan living environment comprising a large lounge/dining room, fitted kitchen with breakfast area, cloakroom/WC and entrance hall to the ground floor.

The first floor provides three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property benefits from a private enclosed rear garden, extensive side garden with established planting and fruit trees, patio seating areas and gated side access. The property also enjoys driveway parking and a Garage room.

The home is presented in a neutral decorative order throughout and offers well-balanced accommodation suited to a range of purchasers including families, professionals and those seeking additional outdoor space.

Ground Floor:

Entrance Hall: A welcoming entrance hall providing access to the principal ground floor accommodation with staircase rising to the first floor landing.

Cloakroom/WC: Fitted with a low-level WC and wash hand basin.

Kitchen/Breakfast Room: A spacious fitted kitchen comprising a range of matching wall and base units with extensive work surface areas, inset sink unit,

integrated oven, gas hob with extractor hood over, wine cooler, fridge/freezer and wall mounted boiler. A breakfast area provides space for informal dining and opens through to the main living accommodation.

Lounge / Dining Room: A substantial open-plan reception space providing clearly defined living and dining areas. A bright dual-aspect room with French doors opening onto the rear garden and ample space for both seating and dining furniture, making it well suited to modern family living and entertaining.

First Floor Landing: Providing access to all first-floor accommodation together with an airing/storage cupboard.

Principal Bedroom: A generous double bedroom overlooking the rear garden with built-in wardrobes and access to:

En-Suite Shower Room: Fitted with a shower enclosure, wash hand basin and WC.

Bedroom Two: A well-proportioned double bedroom.

Bedroom Three: A single bedroom suitable for use as a child's room, nursery, study or home office.

Family Bathroom: Fitted with a panelled bath, wash hand basin and WC.





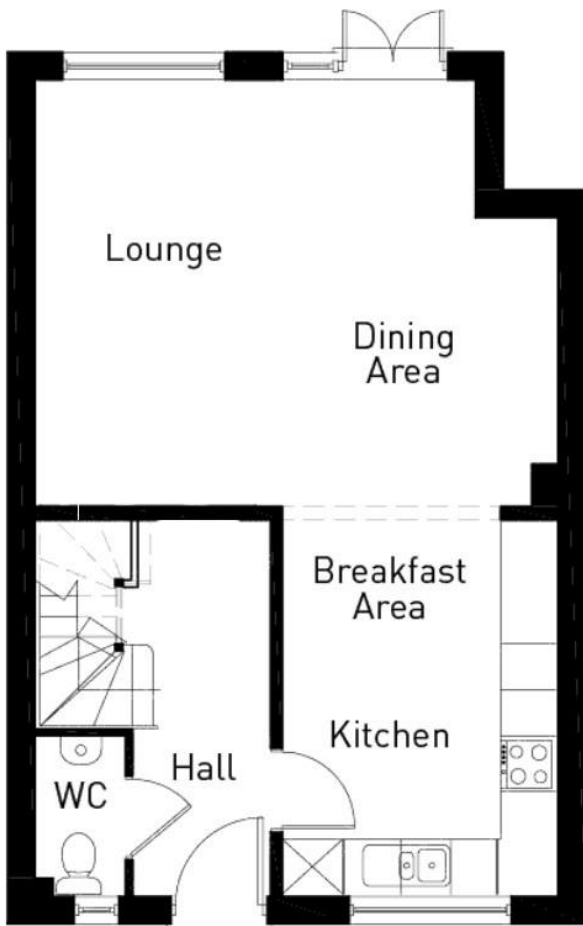
Outside: The property is approached via steps leading to the main entrance. Driveway parking is provided together with access to the garage which has been loosely converted to create another room to the rear with storage to the front.

Rear Garden: To the rear is an enclosed garden incorporating a paved patio directly adjoining the property, ideal for outdoor dining and entertaining. Steps rise to a larger lawned garden area with established planting and ornamental borders.

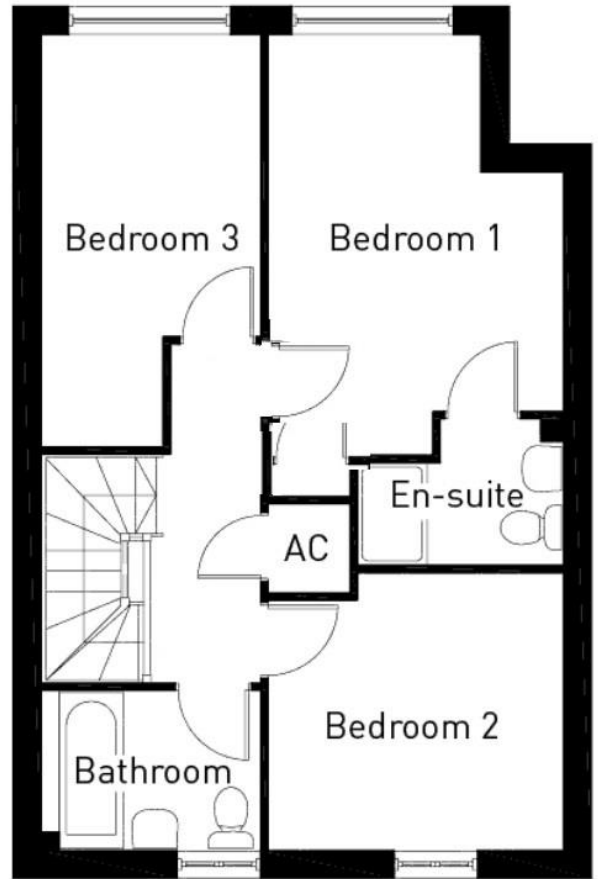
Side Garden: A particular feature of the property is the generous side garden which extends beyond the principal rear garden area. Laid predominantly to gravel and lawn, this space includes established fruit trees, mature planting and useful areas for gardening, recreation or outdoor entertaining.

The gardens benefit from a pleasant backdrop of mature trees, creating an attractive and private setting.





Ground Floor



First Floor



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