

Little Week Road, **Dawlish**, EX7 0NL

Semi detached house standing on a level corner plot well located for amenities including Sainsbury's and regular bus services. Fitted with uPVC double glazing and gas central heating it comprises: Reception Hall, Living Room, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Enclosed Garden, Garage and Car Port.

Tenure: Freehold: Council Tax Band: C. EPC: C.

£250,000

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Location

The property stands on a level plot just over a mile from the town centre which is easily reached via a regular bus service which runs nearby. The property is also well placed for Sainsbury's with the leisure centre and sea also nearby.

Accommodation

This well-loved home has been carefully maintained over many years and benefits from uPVC double glazed leaded light windows and gas central heating with radiators throughout the principal rooms. The property now offers an excellent opportunity for a new owner to update and personalise to their own taste.

The accommodation is accessed via a reception hall, with glazed double doors leading into the living room, which in turn opens through an archway to the dining room. The kitchen is fully tiled and fitted with a range of base and wall units, with space for appliances, and includes a built-in electric oven with gas hob. A door from the kitchen provides access to the rear garden.

To the first floor are three bedrooms, all benefiting from built-in or fitted furniture. There are two good-sized double bedrooms, with the third currently used as a dressing room. The bathroom is fitted with a coloured suite, featuring a bath with rain head shower over and tiling to three walls.

Outside

The property occupies a generous, level corner plot. To the front is an open lawn with a central rock feature. The enclosed rear garden is mainly laid to lawn, with timber fencing and a paved patio area. An additional paved section to the side of the property, could be altered for use as a vegetable garden. There is also a useful garden shed and gated access to the front.

Parking

A driveway with canopy provides covered off-road parking and leads to the garage, which is fitted with an electric roller door, power and lighting, and benefits from a courtesy door to the rear garden.

Measurements

Living Room

4.06m x 3.77m (13'4" x 12'4")

Dining Room

3.32m x 2.43m (10'11" x 7'12")

Kitchen

3.30m x 2.27m (10'10" x 7'5")

First Floor

Bedroom 1

3.97m x 2.69m (13'0" x 8'10") plus wardrobes

Bedroom 2

2.80m x 2.79m (9'2" x 9'2")

Bedroom 3

2.92m x 1.97m (9'7" x 6'6") maximum

Garage

5.00m x 2.63m (16'5" x 8'8")



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