

# Williams Close, Dawlish, EX7 9SP



A well presented end of terrace property located in a popular residential area. This property benefits Lounge and fitted kitchen, good size double bedroom with fitted wardrobe and shower room. In addition there is one allocated parking space.

FREEHOLD, COUNCIL TAX - A, EPC - D.

£170,000

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### FRONT DOOR

uPVC obscure double glazed door opening into:

### LOUNGE

**3.52m x 3.30m (11'7" x 10'10")**

uPVC double glazed window to the front aspect, gas fire set on marble hearth, stairs to the first-floor landing. Wall light, laminate flooring and door into:

### KITCHEN

**2.51m x 1.84m (8'3" x 6'0")**

A selection of high gloss eye level and base units with work surfaces over, stainless steel sink and drainer with mixer taps and tiled splashbacks. space and plumbing for washing machine, fridge/freezer and cooker. Integrated extractor, spotlights under stairs storage cupboard and uPVC double glazed window to the front aspect.

### FIRST FLOOR LANDING

stairs to first floor landing with access to the loft space and door to:

### BEDROOM

**3.25m x 2.91m (10'8" x 9'7")**

Good size double bedroom with fitted wardrobe and sliding doors, storage cupboard housing hot water tank and uPVC double glazed window to the front aspect.

### SHOWER ROOM

A white suite comprising walk in double cubicle with electric shower over with glass doors, pedestal wash hand basin and low-level WC. Fully tiled walls and uPVC obscure double-glazed window to the front aspect.

### OUTSIDE

To the front of the property there is a terrace area laid with ornamental chippings for ease of maintenance, providing space for potted plants.

### PARKING

The property comes with one allocated parking space which is in close proximity to the home.



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