





10 Broom Close, Dawlish

£280,000 Freehold

Modern Semi Detached House • Three Bedrooms • Modern Kitchen • Lounge/Dining Room • Modern Family Bathroom • Conservatory • Enclosed Rear Garden • Garage & 2/3 Car Driveway • Quiet Cul de Sac Location • EPC - C

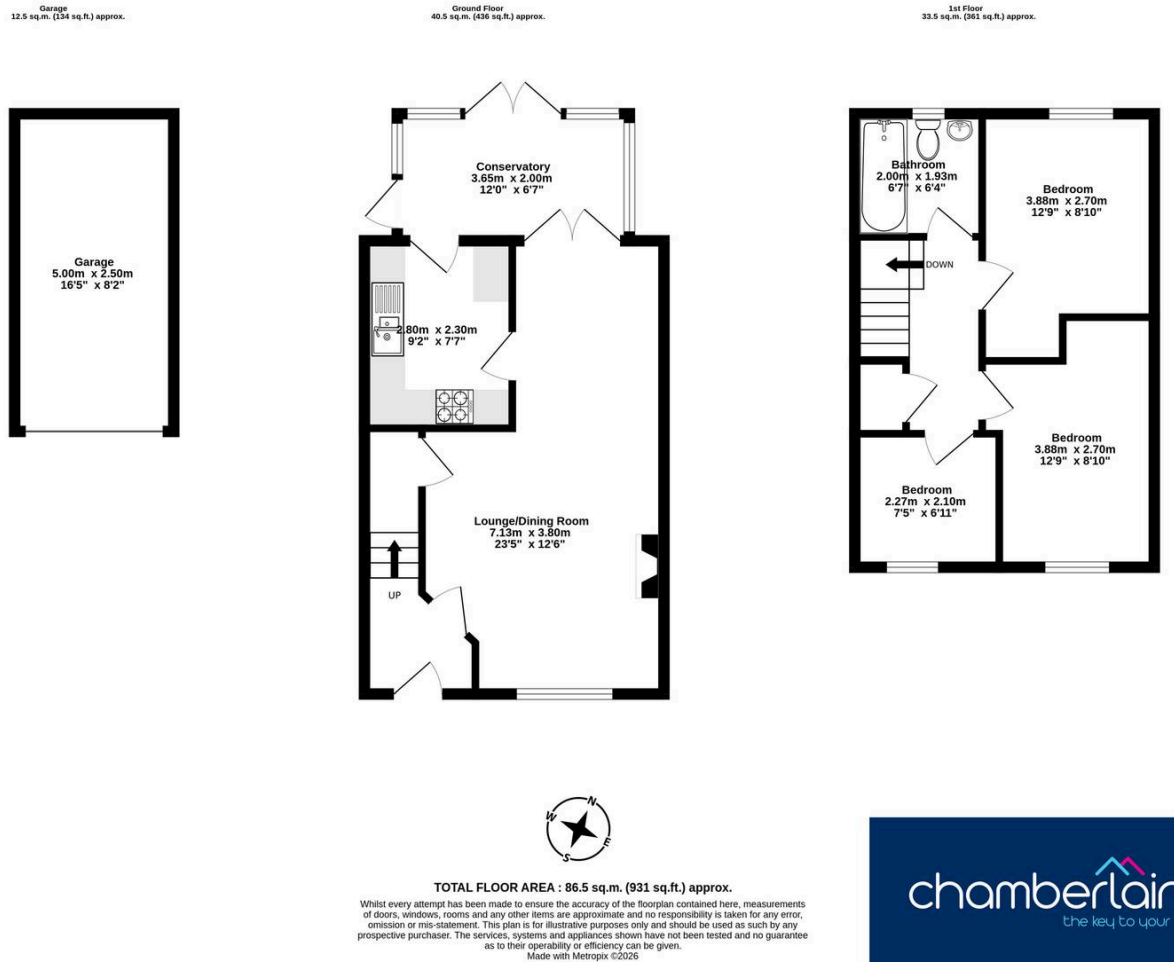
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A semi detached house in a quiet cul de sac in a popular residential area with lounge/diner, modern fitted kitchen, conservatory, three bedrooms and a family bathroom. There is a driveway with tandem parking, garage and a level, enclosed low maintenance rear garden.

Upon entering the property, the entrance hall has a doorway leading through to the lounge/dining room and stairs to the first floor. The lounge/dining room is a well lit room thanks to the large window facing the front, allowing plenty of natural light. There is also an electric fireplace and an understairs cupboard for extra storage space. The dining area has doors leading to the conservatory. The kitchen also has a door to the conservatory and is fitted with a range of modern base and wall mounted units with work tops and sink unit, electric oven & grill with a four ring gas hob, space for fridge/freezer and slimline dishwasher.

Stepping out of the kitchen and through to the conservatory, there is a door immediately to your left which takes you out to the driveway and further doors leading to the rear garden.

Ascending the stairs to the first floor, the landing, with loft access, leads to the three bedrooms and family bathroom. Bedroom one is a good sized double room with space for wardrobes and a large window to the rear. Bedroom two is another good sized double room with a large window facing the front of the property, benefiting from lots of natural light. Bedroom three is a bright, single bedroom with a window to the front. The modern family bathroom has tiled walls and a suite comprising panelled bath with shower above, wash hand basin with under sink cabinet, WC, ladder style towel heater and obscure glazed window to the rear. There is a pathway from Broom Close leading to Exeter Road making it an easy walk to local amenities and bus routes.

There is central heating & double glazing.

Small garden to the front of the property with access to driveway, garage and side door to the conservatory.
Enclosed rear garden accessed via the conservatory. The garden has been paved so it is easily maintainable, with borders and greenhouse.







Tenure: Freehold
Council Tax Band C - ***£2340.96per annum***

Mains Services: Electric, Gas and Water all connected.

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)







MEASUREMENTS:

Lounge/Dining Room 23'5" x 12'6" (7.13m x 3.80m),

Kitchen 9'2" x 7'7" (2.80m x 2.30m)

Conservatory 12'0" x 6'7" (3.65m x 2,00)

Bathroom 6'7" x 6'4" (2.00m x 1.93m)

Bedroom 12'9" x 8'10" (3.88m x 2,70m)

Bedroom 12'9" x 8'10" (3.88m x 2.70m)

Bedroom 7'5" x 6'11" (2.27m x 2.10m)

Garage 16'5" x 8'2" (5.00m x 2.50m)







Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.



