



**Connells**

Firbank Road  
Dawlish



### Property Description

Situated in a sought-after part of Dawlish, Firbank Road is a well-proportioned one bedroom home, ideal for first-time buyers, downsizers, or investors. The property offers a comfortable and modern layout, designed to make the most of the available space.

At the heart of the home is a bright open-plan kitchen, living, and dining area, creating a sociable and versatile space perfect for both everyday living and entertaining. The layout allows for a natural flow of light, enhancing the sense of space and providing a welcoming atmosphere throughout.

The bedroom is well-sized and complemented by the rest of the accommodation, making the property both practical and easy to maintain.

Externally, the home benefits from a delightful enclosed garden, featuring a combination of decking and lawn. This private outdoor space is ideal for relaxing, dining al fresco, or enjoying the warmer months.

Located within easy reach of Dawlish town centre, local amenities, and the seafront, the property also benefits from good transport links to surrounding areas.

### Front Of The Property

One allocated parking space. Gate to the rear garden.

### Entrance Hallway

Window to the side, stairs to the first floor and doors to the kitchen and lounge. Wall mounted radiator.

### Kitchen/Lounge/Diner

18' 9" x 17' 1" ( 5.71m x 5.21m )  
Double glazed window and door to the rear of the property.

Kitchen/Diner - Wall and base units, one bowl stainless steel sink/drainer, freestanding electric oven with extractor over, plumbing for washing machine, space for undercounter fridge/freezer, part tiled, space for dining table and a wall mounted radiator.

Lounge - Feature fireplace, understairs storage cupboard and a wall mounted radiator.



## First Floor

Storage cupboard and loft hatch.

## Bedroom

13' 2" x 9' 1" ( 4.01m x 2.77m )

Double glazed window to the rear of the property, built-in wardrobes, storage cupboard and a wall mounted radiator.

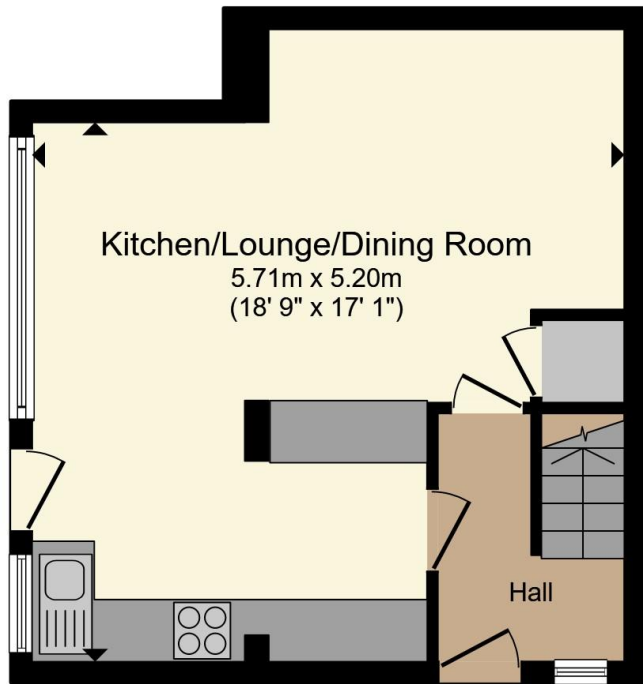
## Bathroom

Obscure double glazed window to the rear of the property, bath with shower over and mixer taps, WC, wash hand basin, part tiled and a wall mounted radiator and a wall mounted heated towel rail.

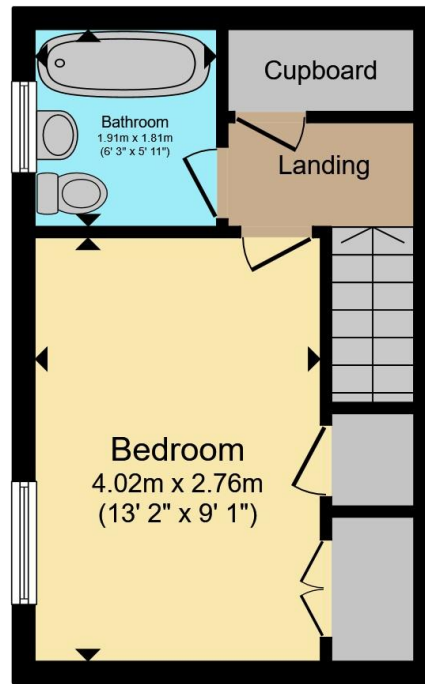
## Rear Of The Property

Enclosed rear garden offering a good size decking making this idea for garden furniture, an area of lawn and a small area of gravel, outside tap, gate to the front and a timber shed providing additional storage.





**Ground Floor**



**First Floor**

Total floor area 55.4 m<sup>2</sup> (596 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

EPC Rating: C Council Tax Band: B

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Tenure: Freehold



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