

Carnac Drive, **Dawlish**, EX7 0FB

A well-presented contemporary family home situated in a popular residential area of Dawlish, offering easy access to local schools, amenities, transport links and beaches. The accommodation comprises downstairs cloakroom, sitting room, fitted kitchen/diner, three bedrooms including en suite to principal bedroom and family bathroom. Being end of terrace there is a sizable enclosed rear garden which continues to the side of the property and spacious sun deck ideal for entertaining. Benefits also include garage and parking to the front of this fantastic family home.

FREEHOLD, COUNCIL TAX - C, EPC - C.

£269,950

01626 862379

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FRONT DOOR

Obscure double glazed composite front door into:

HALL

Radiator, wall mounted consumer unit and door to:

CLOAKROOM

White suite comprising concealed cistern WC, pedestal wash hand basin, tiled splashback, radiator and extractor.

SITTING ROOM

5.25m x 4.25m (17'3" x 13'11")

uPVC double glazed window to the front aspect, two radiators to either end of the room, under stairs storage housing hot water cylinder, stairs to first floor and door to:

KITCHEN/DINER

4.25m x 3.25m (13'11" x 10'8")

A contemporary range of matching eye level and base units with roll top work surfaces over. One and half bowl sink and drainer with tiled splash backs, integrated appliances include electric oven with gas hob and extractor over, fridge/freezer, washing machine and dishwasher, radiator and cupboard housing boiler. Downlighters, uPVC double glazed window to the rear aspect and sliding patio doors opening to the rear sun deck.

FIRST FLOOR LANDING

Stairs to first floor landing and door to:

BEDROOM 1

3.57m x 3.17m (11'9" x 10'5")

uPVC double glazed window to the front aspect, radiator, built in wardrobe with shelving and hanging rail and door to:

EN SUITE SHOWER

uPVC obscure double-glazed window to the front. White suite comprising close coupled WC, pedestal wash hand basin with mixer tap and corner cubicle with thermostatic shower over and glass sliding door.





BEDROOM 2

3.45m x 2.35m (11'4" x 7'9")

uPVC double glazed window to the rear aspect with some open views. Radiator and access to loft space.

BEDROOM 3

2.33m x 1.70m (7'8" x 5'7")

Radiator, uPVC double glazed window to the rear aspect with some open views.

FAMILY BATHROOM

A contemporary white suite comprising panelled bath with thermostatic shower over and glass screen, concealed cistern WC, heated towel rail, shaver point and extractor.

OUTSIDE

To the rear of the property is a generously sized enclosed garden featuring a spacious sun deck, ideal for entertaining with steps down to the private lawn area. The garden extends to the side of the house, offering an additional secluded lawn area and gated access to the front of this well presented home.

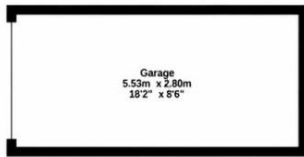
GARAGE

5.53m x 2.80m (18'2" x 9'2")

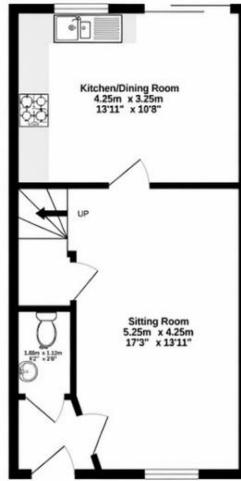
Directly to the front of the property is a drive and a single garage with an up and over metal door.



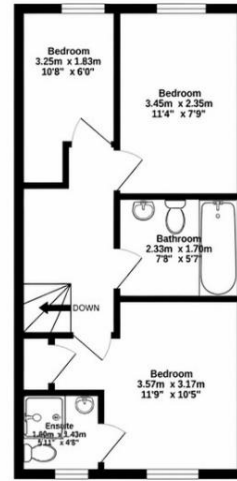
Garage
14.4 sq.m. (155 sq.ft.) approx.



Ground Floor
36.1 sq.m. (389 sq.ft.) approx.



1st Floor
36.1 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA : 86.6 sq.m. (932 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



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