

Clover Drive, Dawlish, EX7 0FJ



A rare opportunity for a local person to purchase a smartly presented semi detached house in a well regarded development at a discounted price. Open plan living space, cloakroom, two double bedrooms, bathroom, external office, sunny garden, parking.

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

80% Discount Price £196,000*

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Location

The property is situated on a popular development built in 2015 which has its own area of protected green space known as Bunting Meadow. Just a very short walk from the property is a convenience shop and children's play park. Primary and secondary schools are within half a mile of the property and it is just a little further to the leisure centre and bowling club. The area is well served by regular bus services and the railway station, town centre and sea are about a mile away.

Accommodation

The well presented accommodation is fitted with UPVC double glazed windows and gas and heating with radiators in all principal rooms. Entry is into the reception hall which leads to the open plan living area with an Outlook to the front and useful storage cupboard. The kitchen is fitted with a range of base and wall units with built-in electric oven and gas hob with space for electric appliances. Off the kitchen is a lobby with cloakroom and a door to the garden. On the first floor are two double bedrooms both of which have built-in cupboards and the rear room enjoys a pleasant open outlook to the rear. The family bathroom is fitted with a white suite with an electric shower over the bath.

Outside

The rear garden enjoys a lovely open sunny aspect and is laid to lawn with shrub borders. Along the side of the house is an office which is a timber construction with insulated walls and ceiling, electric heater and UPVC double glazed window and door.

Parking

To the side of the property is a hardstanding parking space.

Measurements

Living Room/Kitchen

8.15m x 2.35m (26'9" x 7'9")

Bedroom

4.17m reducing to 3.08m x 3.48m (13'8" reducing to 10'1" x 11'5")

Bedroom

4.17m x 2.35m (13'8" x 7'9") plus recess

Garden Office

3.89m x 2.33m reducing to 1.43m (12'9" x 7'8" reducing to 4'8")

Agents Note

The property can only be sold on to a person who is considered by the Affordable Housing Provider as unable to afford other accommodation in the locality suitable for the needs of themselves and their household and who has immediately prior to such allocation been resident within the Parish of Dawlish or has a strong local connection with the Parish of Dawlish. The property is defined as a Intermediate Affordable Housing and as such is being sold at a discount of 20% and must always be sold with this discount. The 100% price is considered at £245,000.



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