

# Penfield Gardens, Dawlish, EX7 9NQ



A refurbished three bedroom semi-detached property in a convenient yet tucked away location within walking distance of the town centre. Additional benefits include off road parking for two vehicles and an attractive, low maintenance rear garden. freehold, Council Tax Band - C, EPC - D.

Guide Price £300,000

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## ACCESS

Steps up to the front door with driveway at the side of the property and gate into the rear garden.

## ENTRANCE

Obscure uPVC lead effect double glazed door, high level cupboard housing consumer unit and stairs rising to first floor.

## LIVING ROOM

### 4.88m x 3.22m (16'0" x 10'7") Into alcove

Dual aspect to front and rear with uPVC double glazed windows, television and telephone point, wall mounted feature electric fire, radiator and wall mounted central heating thermostat.

## KITCHEN/DINER

### 4.86m x 2.41m (15'11" x 7'11")

Front aspect uPVC double glazed window, wood effect laminate flooring, matching wall and base units in cream gloss with granite work surfaces over, stainless steel sink and drainer with mixer tap, induction hob with stainless steel extractor hood over, eye level double electric oven, integrated fridge, radiator, breakfast bar area, cupboard with storage space under the stairs and uPVC double glazed patio doors opening onto the rear garden.

## WC

Low level WC, wash hand basin with cupboard below, rear aspect obscure uPVC double glazed window and radiator.

## FIRST FLOOR LANDING

Rear aspect uPVC double glazed window, hatch to loft and radiator.

## BEDROOM 1

### 3.19m x 2.80m (10'6" x 9'2")

Front aspect uPVC double glazed window with views across the town and toward the sea, radiator and built in double mirror fronted wardrobe.

## BEDROOM 2

### 2.93m x 2.65m (9'7" x 8'8") Maximum

Front aspect uPVC double glazed window with views across neighbouring properties and the town. Radiator.

## BEDROOM 3

### 2.36m x 1.96m (7'9" x 6'5")

Sliding oak door, rear aspect uPVC double glazed window and radiator.

## SHOWER ROOM

Sliding oak door, double shower cubicle with thermostatic rain shower and additional hand held attachment, glass screen, low level WC, wash hand basin with cupboard below, tiled floor, part tiled walls, extractor fan and rear aspect uPVC double glazed window.

## OUTSIDE

The garden has been landscaped for ease of maintenance and benefits from a spacious decking area for seating and gravel. The garden is enclosed by wooden fencing and raised borders, with a covered area leading into the garden shed/workshop and pathway at the side leading to a useful storage area behind with gate to the front driveway.

## SHED/WORKSHOP

### 2.76m x 1.56m (9'1" x 5'1")

A useful space for storage or for use as a workshop with power and light, plumbing and shelving.



1ST FLOOR



GROUND FLOOR



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