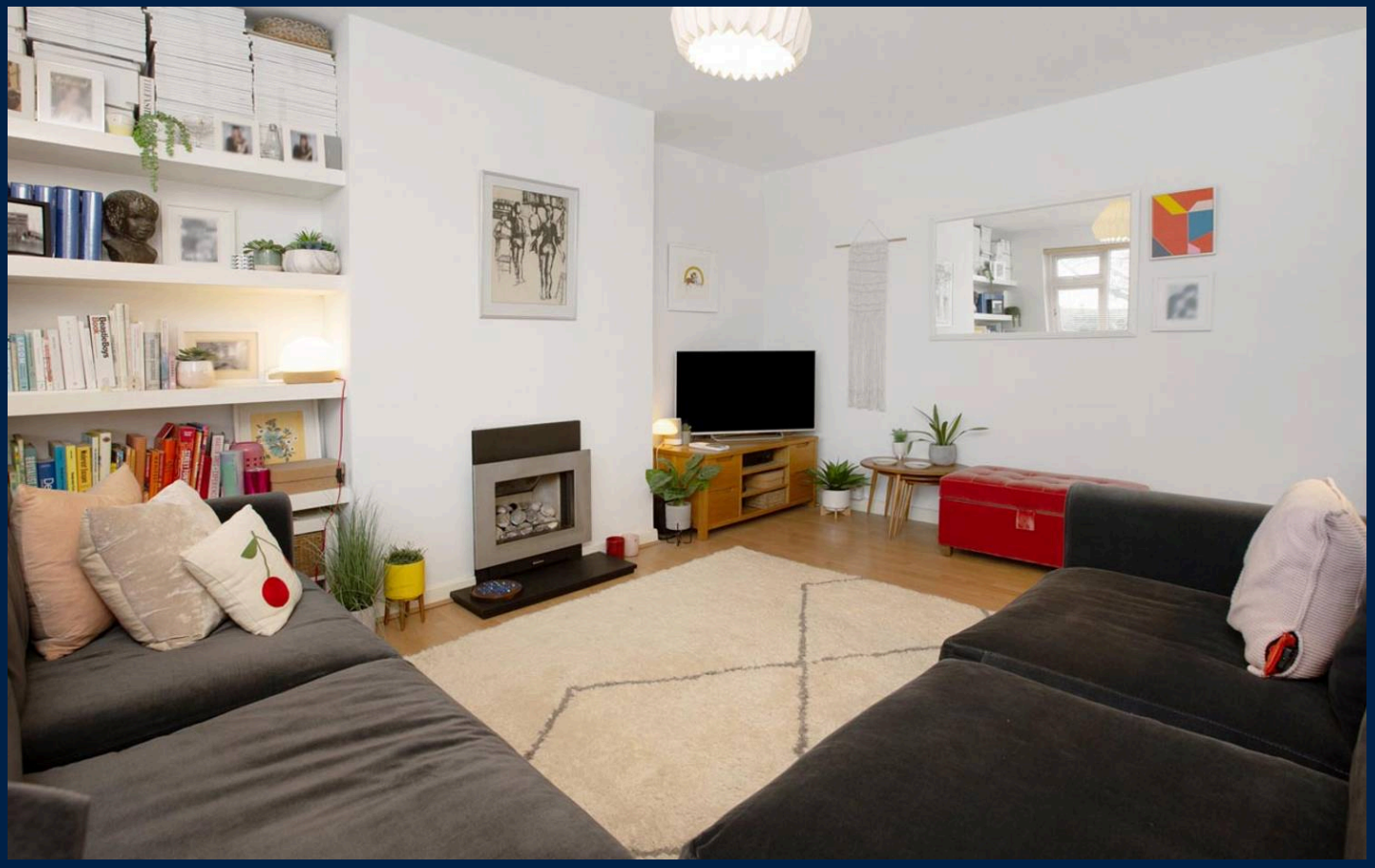
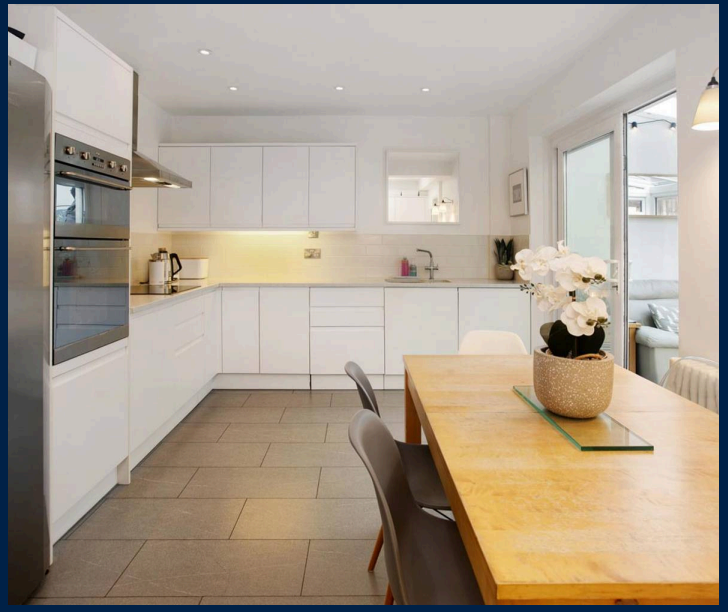


19 Elm Grove Road, Dawlish

Guide Price **£325,000**

DART & PARTNERS
Established 1971







19 Elm Grove Road

Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- BEAUTIFULLY PRESENTED 4/5 BEDROOM FAMILY HOME SITUATED IN A POPULAR LEVEL LOCATION CLOSE TO SCHOOLS, LEISURE CENTRE AND ALL AMENITIES
- MODERN FITTED KITCHEN
- SUNROOM
- FOUR BEDROOMS PLUS STUDY/BEDROOM
- FAMILY BATHROOM AND CLOAKROOM/WC
- DRIVEWAY PARKING FOR TWO VEHICLES AND ENCLOSED REAR GARDEN
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- SITTING ROOM
- ENTRANCE PORCH
- RECEPTION HALL

A wonderful opportunity to purchase this beautifully presented 4/5 bedroom family home situated in a popular level location. Close to schools, leisure centre and all amenities including railway station. With accommodation briefly comprising; entrance porch, reception hall, sitting room, modern fitted kitchen, cloakroom/WC, sunroom, four bedrooms plus study/bedroom, family bathroom, uPVC double glazing and gas central heating. Driveway parking for two vehicles and enclosed rear garden. Viewing comes highly recommended to appreciate the fantastic accommodation on offer.

Glazed uPVC front door and matching side windows into entrance porch.

Obscure glazed composite front door into reception hall with doors to principal rooms and stairs rising to first floor. Useful understairs storage cupboard, radiator and power points, door to cloaks cupboard housing wall mounted consumer unit.

Door to...

SITTING ROOM

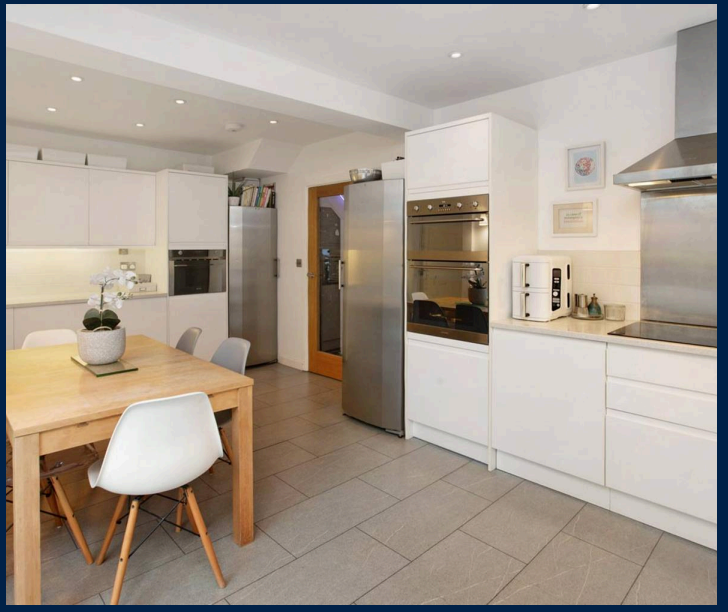
uPVC double glazed window to front, radiator, power points, television aerial connection point, inset modern gas fire, recessed shelving units, door through into...

KITCHEN/DINER

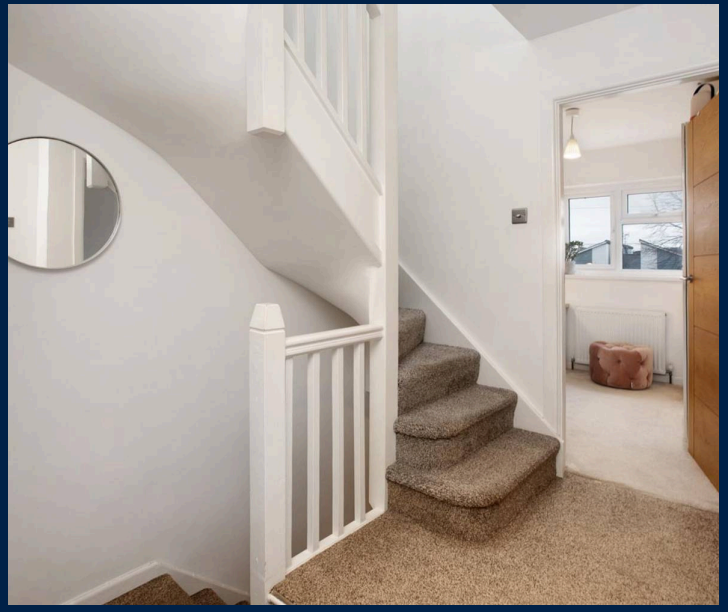
Modern kitchen/diner with a comprehensive range of wall and base units with quartz worksurface over, tiled splash backs, inset 1½ bowl stainless steel sink drainer, integrated eye level double electric oven, integrated microwave, four zone induction hob with stainless steel extractor canopy above, stainless steel splash back, integrated dishwasher and washing machine, power points, space for dining table and chairs, modern column radiator, uPVC sliding doors through to...













SUNROOM

Double doors opening to rear, uPVC double glazed window to side and rear aspect, modern vertical column radiator and underfloor heating, overlooks the rear garden.

Door from the kitchen/diner, through into...

CLOAKROOM

Spacious cloakroom/WC with obscure uPVC double glazed window to rear, modern white suite comprising close coupled WC, pedestal wash hand basin with tiled splash back, large heated ladder towel rail, wall mounted gas boiler supplying the domestic hot water and gas central heating, ceiling spotlights.

FIRST FLOOR LANDING

Door to airing cupboard with timber slatted shelving.

Door through into...

BEDROOM ONE

uPVC double glazed window to front, radiator, double doors to built in wardrobe and power points.

Door to...

BEDROOM/OFFICE

uPVC double glazed window to front, radiator, built in mirrored storage unit.

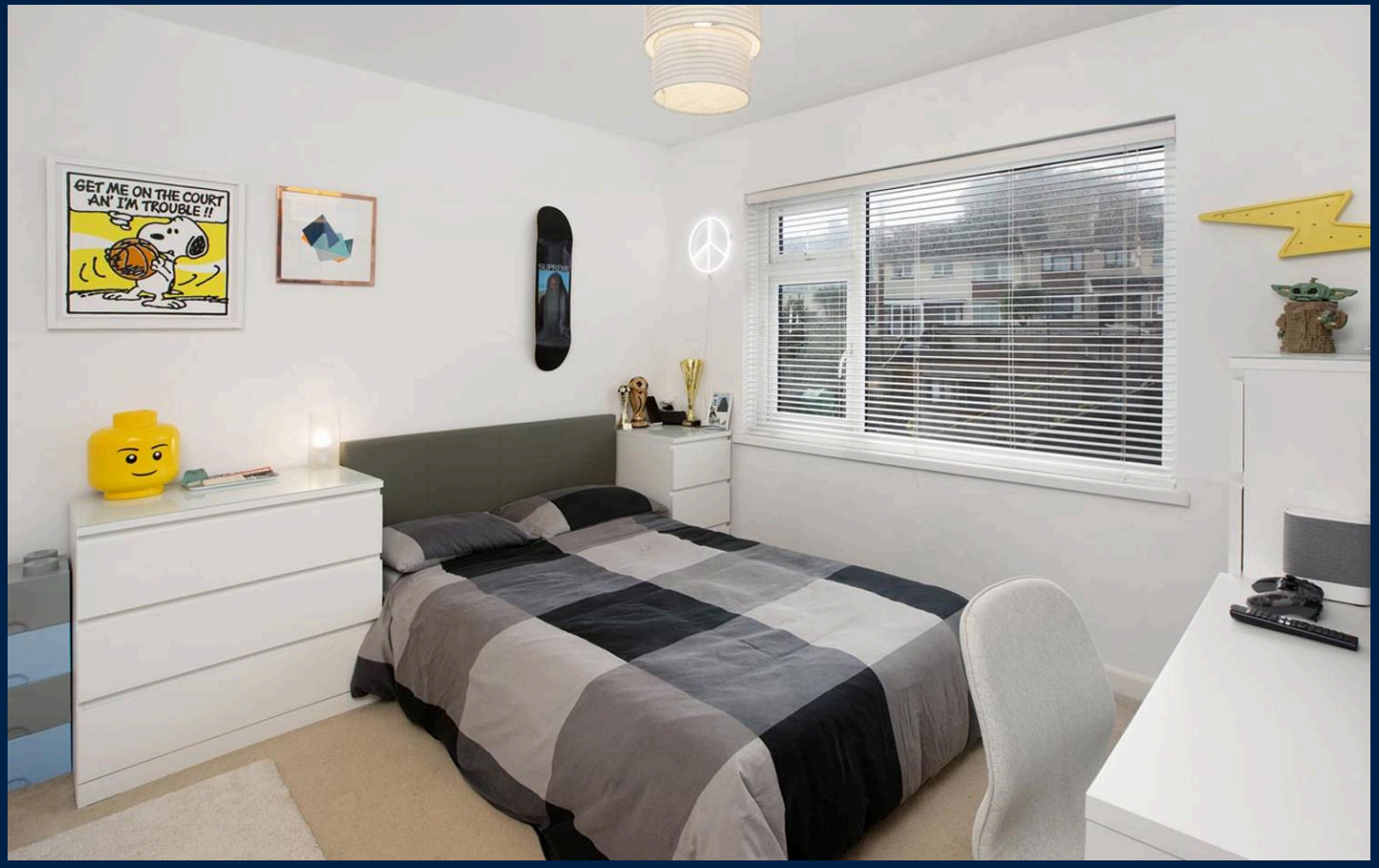
Door to...

BEDROOM TWO

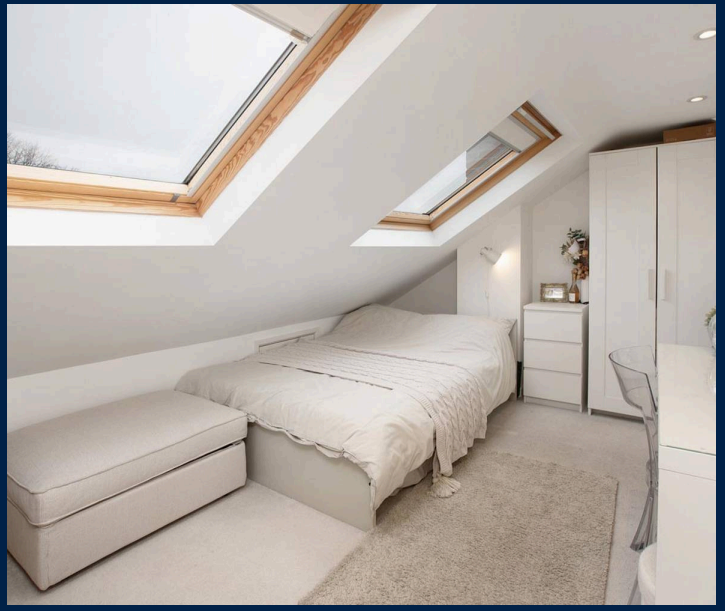
uPVC double glazed window to rear, built in wardrobes with double doors, radiator and power points.

FAMILY BATHROOM

Obscure uPVC double glazed window to rear, modern white suite comprising close coupled WC, pedestal wash hand basin, panelled P shower bath with mains fed







shower and tiled splash backs, large heated ladder towel rail, vanity mirror.

From first floor landing, stairs rise to second floor.

Landing has a Velux window to front, door through to...

BEDROOM THREE

uPVC double glazed window to rear, radiator, power points, television aerial connection point.

Door through to...

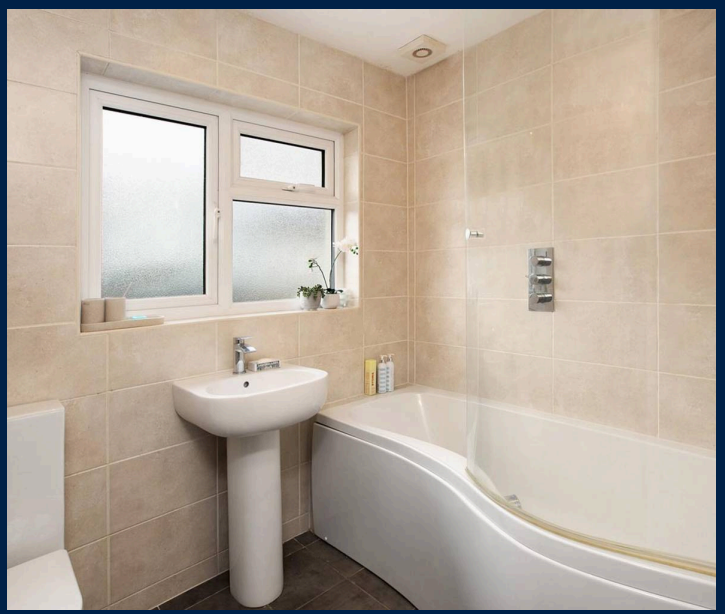
BEDROOM FOUR

With two large Velux windows to front, two hatches through into eaves access, radiator and power points.

OUTSIDE to the rear is fully enclosed with timber fencing, has a generous area of paved patio, perfect for garden furniture and a further area laid to Astro turf with a timber shed. To the front is block paviour driveway with parking for two vehicles.





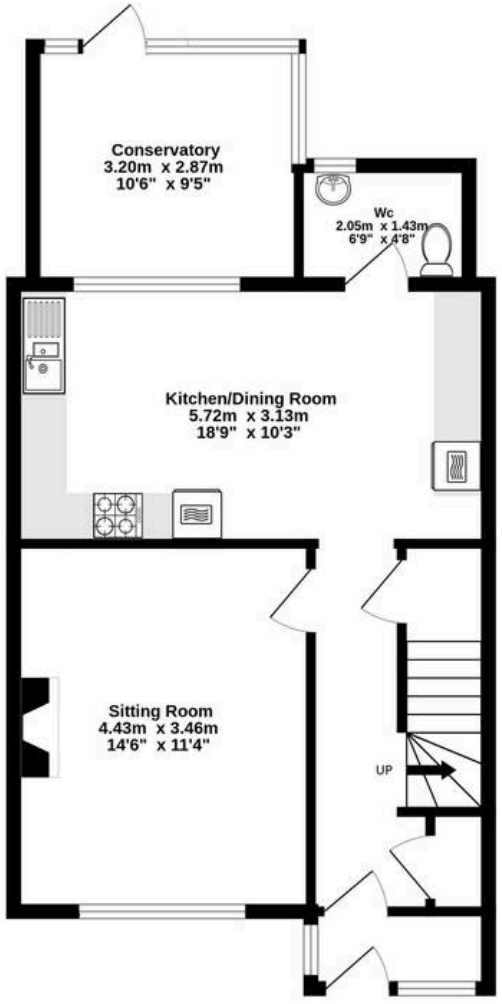




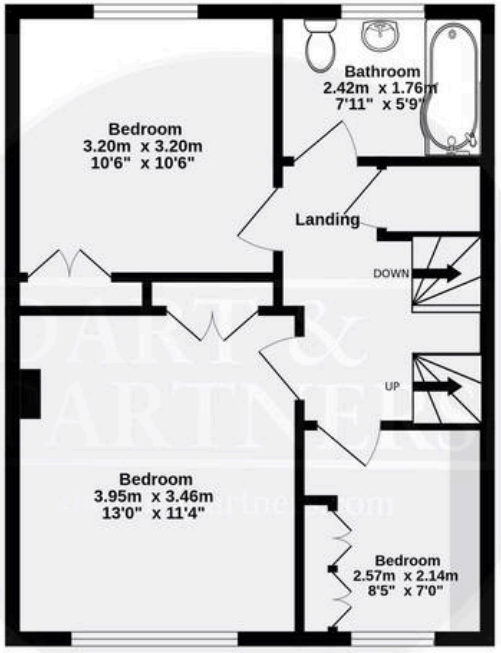




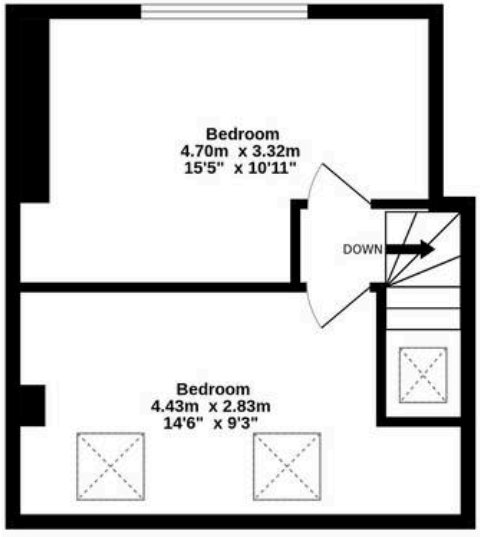
Ground Floor
56.8 sq.m. (611 sq.ft.) approx.



1st Floor
43.1 sq.m. (464 sq.ft.) approx.



2nd Floor
31.8 sq.m. (343 sq.ft.) approx.





TOTAL FLOOR AREA : 131.7 sq.m. (1418 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.

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