



18 Elm Grove Road, Dawlish

Guide Price £325,000





18 Elm Grove Road

Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME
- SITUATED IN A POPULAR LEVEL LOCATION CLOSE TO LOCAL AMENITIES, LEISURE CENTRE AND SCHOOLS
- RECEPTION HALL, SITTING ROOM
- MODERN KITCHEN DINER, SECOND RECEPTION ROOM
- GROUND FLOOR WC
- THREE BEDROOMS, FAMILY BATHROOM
- FRONT AND REAR GARDENS, SUMMER HOUSE
- LEAN-TO/CARPORT
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- NO ONWARD CHAIN



Dart & Partners are delighted to bring to the market this beautifully presented three bedroom semi detached family home, situated in a popular level location close to local amenities, leisure centre and schools etc. The modern accommodation briefly comprises; reception hall, sitting room, modern kitchen diner, second reception room, ground floor WC, three bedrooms, family bathroom, front and rear gardens, summer house, lean-to/carport, uPVC double glazing, gas central heating.

Obscure glazed uPVC front door into...

RECEPTION HALL

With glazed door through to living room and stairs rising to the first floor. Wall mounted vertical modern radiator. Glazed door through into...

SITTING ROOM

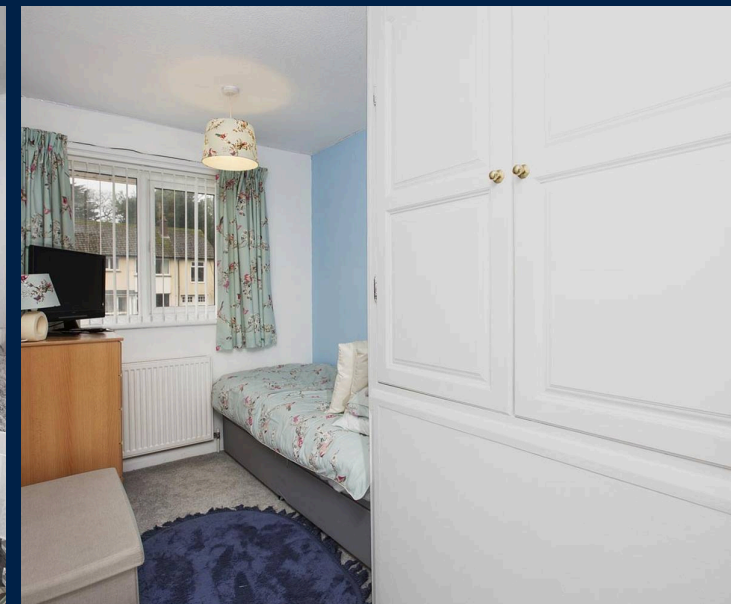
With uPVC double glazed window to front, feature fireplace with inset log burner, modern vertical radiator, useful under stairs storage cupboard housing gas and electric meter along with consumer unit, recessed shelving area. Glazed double doors through to...

MODERN KITCHEN DINER

With uPVC double glazed window to side, matching range of high gloss wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, integrated eye level electric oven and combination oven microwave, wall mounted gas boiler supplying domestic hot water and gas central heating, integrated washing machine and dishwasher, integrated fridge freezer, breakfast bar with space beneath for dining stools, space for dining table and chairs, radiator. Squared arch through to...

SECOND RECEPTION ROOM

With uPVC double doors and matching side windows to the rear garden. Radiator, power points. Glazed uPVC back





door gives access to the rear garden and a door opens to the...

CLOAKROOM

With obscure uPVC double glazed window to side, white suite comprising low level WC, inset corner wash hand basin into vanity unit, tiled splash backs, vanity mirror.

FIRST FLOOR LANDING

With uPVC double glazed window to side. Loft access hatch. Door through to...

FAMILY BATHROOM

With obscure uPVC double glazed window to rear, modern white suite comprising concealed cistern WC, inset wash hand basin into vanity unit, panelled bath with mains fed shower including rainfall head, glazed shower door, chrome ladder heated towel rail.

BEDROOM ONE

With uPVC double glazed window to front, radiator, power points, fitted wardrobes.

BEDROOM TWO

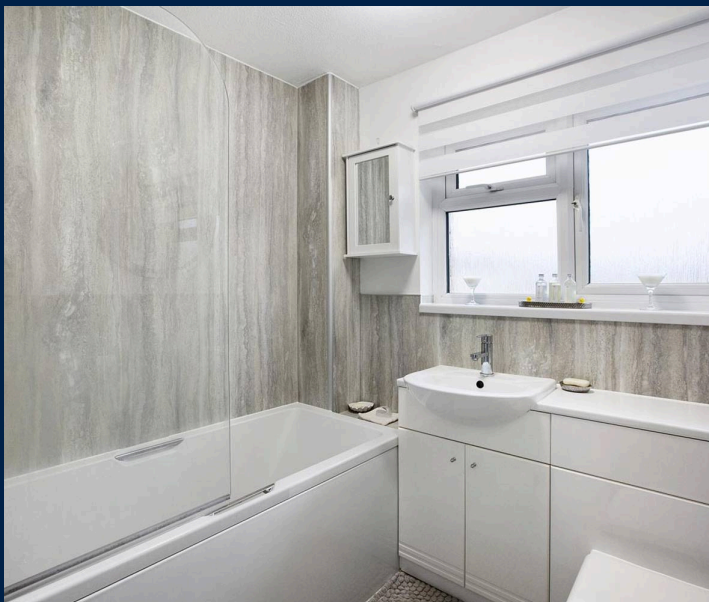
With uPVC double glazed window to rear, radiator, power points, built in linen cupboard with timber slatted shelving, TV aerial connection point.

BEDROOM THREE

uPVC double glazed window to front, radiator, power points, built in wardrobe with timber shelving and hanging rail.

OUTSIDE

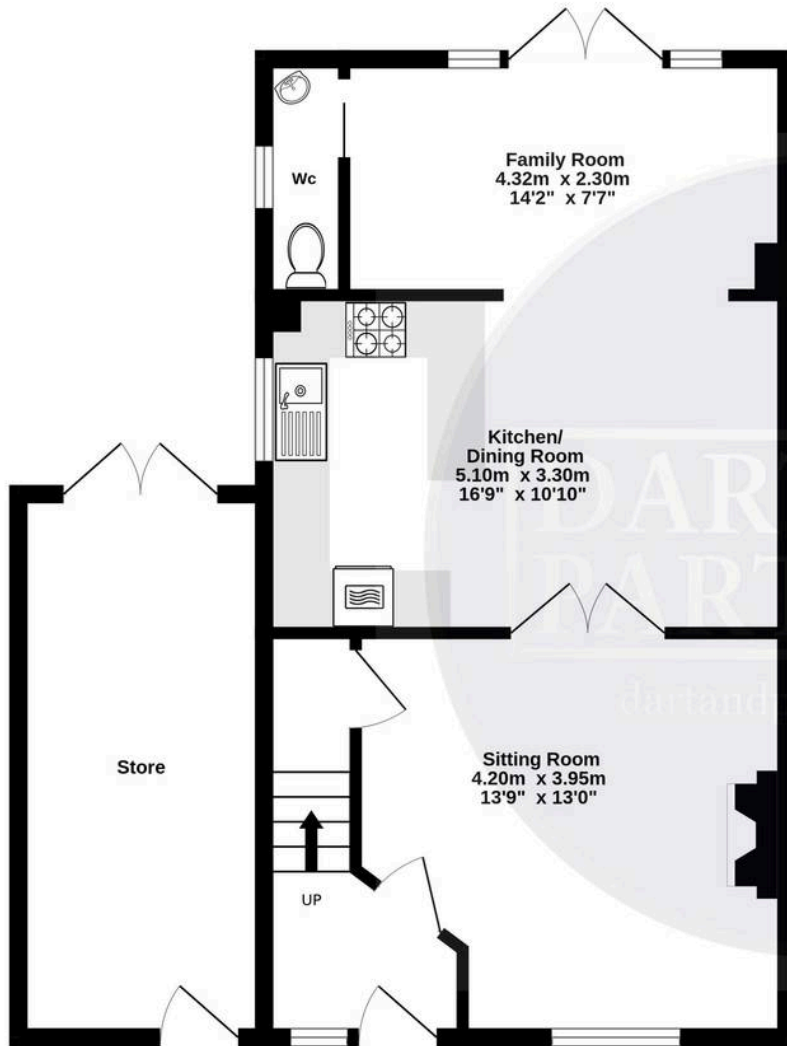
To the front is DRIVEWAY PARKING. The front garden is predominantly laid to chippings bordered by an area laid to lawn. The garden is fully enclosed with timber fencing and is predominantly laid to paving with two areas of lawn providing plenty of space for outdoor furniture. Attractive timber summer house with power



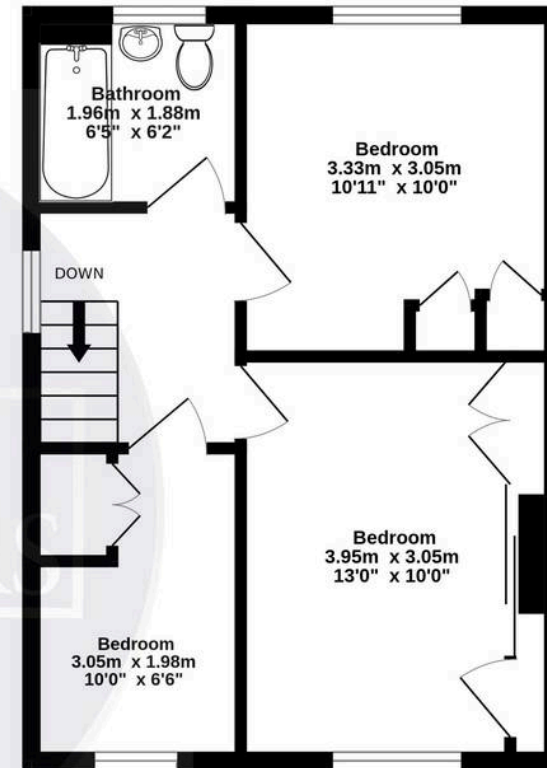
and light. Timber shed. Lean-to with timber gate giving access to the front garden. Plenty of space for garden storage. Two outdoor power points and lighting, outside water tap.



Ground Floor
60.7 sq.m. (653 sq.ft.) approx.



1st Floor
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA : 97.4 sq.m. (1048 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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