Elm Grove Road, **Dawlish**, EX7 0ES









A well-presented semi-detached family home situated in a popular location with easy access to schools, local amenities, leisure centre beaches and transport links. This family home briefly comprises reception hall, sitting room, contemporary fitted kitchen diner, family room and WC to the ground floor. Three bedrooms, family bathroom, level enclosed rear garden, summer house and parking to name a few.
FREEHOLD, COUNCIL TAX - C, EPC - C.

£300,000

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RECEPTION HALL
Stairs to first floor landing, vertical radiator and glazed door into:

SITTING ROOM
4.20m x 3.95m (13'9" x 13'00")
uPVC double glazed window to the front aspect, feature fireplace with wood burner, vertical radiator, under stairs storage cupboard housing meters and consumer unit, recessed shelving and glazed door to:

KITCHEN/DINING ROOM
5.10m x 3.30m (16'9" x 10'10")
A contemporary range of eye level and base units with work surfaces over and inset one and half bowl sink and drainer. Integrated appliances include double oven, washing machine, dishwasher and fridge/freezer. wall mounted combination boiler, breakfast bar, radiator and space for dining table and chairs. Open through to:

FAMILY ROOM
4.32m x 2.30m (14'2" x 7'7")
uPVC double glazed doors with side windows overlooking the rear garden, radiator. uPVC glazed door opening to the rear garden and a further door opening to:

CLOAKROOM
A white suite comprising close coupled WC, wash hand basin with vanity storage under, tiled splash back and vanity mirror. uPVC double glazed window to the side aspect.

FIRST FLOOR LANDING
Stairs to the first-floor landing, uPVC double glazed window to the side, access to loft space and door to:

BEDROOM 1
3.95m x 3.05m (12'11" x 10'0")
uPVC double glazed window to the front aspect, radiator and fitted wardrobes.

BEDROOM 2
3.33m x 3.05m (10'11" x 10'0")
uPVC double glazed window to the rear aspect, radiator, bult in linen cupboard.

BEDROOM 3
3.05m x 1.98m (10'0" x 6'6")
uPVC double glazed window to the front aspect, radiator and fitted wardrobe with hanging rail and shelving.

FAMILY BATHROOM

A contemporary white suite comprising panelled bath with thermostatics rainfall shower over, concealed cistern WC, wash hand basin with vanity storage under, heated towel rail and uPVC obscure double-glazed window to the rear.

OUTSIDE
To the front of the property there is a driveway with a large area laid to ornamental chippings, bordered by lawn. The enclosed rear garden is predominantly paved with two areas of lawn. A summer house with light and power, outdoor power points and water tap, timber shed and lean-to with access gate to the front of the property.



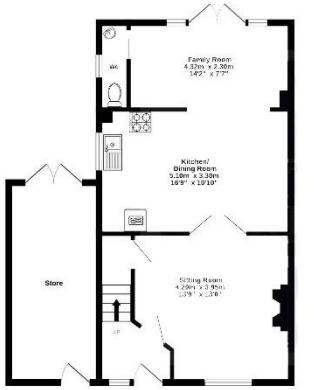


19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk

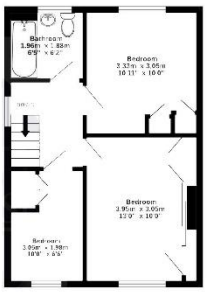
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Ground Floor
60.7 sq.m. (653 sq.ft.) approx.



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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