



Spacious, double fronted semi detached house situated in a popular area with good access to schools and local shops. Reception Hall, Cloakroom, Sitting Room, Kitchen/Diner, Utility, 3 Bedrooms, En-Suite Shower Room, Family Bathroom. Enclosed Garden, Garage and Parking.

NO ONWARD CHAIN

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

£280,000

01626 862379

[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)

FRASER & WHEELER

### Location

The property is situated in a popular residential area a mile from the town centre, sea front and railway station with Sainsbury's even closer in the opposite direction. Close to hand is a local convenience store as well as primary and secondary schools. Regular bus services run nearby and the property is also well located to enjoy endless miles of country lanes, perfect for long walks or cycle rides.

### Accommodation

The property offers well proportioned accommodation fitted with UPVC double glazing and gas central heating with radiators to principal rooms.

On the ground floor is a cloakroom, double aspect living room with patio doors opening on to the rear garden. The kitchen/ diner is the heart of the home and includes a built in oven and gas hob. There is a useful utility room.

On the first floor are three bedrooms, two of which are doubles and the main bedroom has an en suite shower room. The family bathroom completes the accommodation.

### Outside

The garden is to the rear and is a feature of the property as it enjoys a sunny aspect with distant views towards the hills and countryside in the distance.

### Parking

There is a single garage in a block to the rear and two allocated parking spaces.

### Measurements

#### Living Room

16'0" x 9'7" (4.88m x 2.92m)

#### Kitchen/Dining Room

16'0" x 8'10" (4.88m x 2.69m)

#### Utility

6'4" x 5'5" (1.93m x 1.65m)

### First Floor

#### Bedroom 1

12'10" x 10'3" (3.91m x 3.12m)

#### Bedroom 2

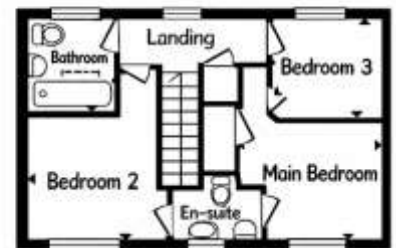
12'1" x 11'0" (3.68m x 3.35m)

#### Bedroom 3

7'8" x 6'9" (2.34m x 2.06m)



Ground Floor



First Floor

19 Queens Street, Dawlish, Devon, EX7 9HB

Telephone: 01 626 862379

Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)

[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)

