



**3 Little Week Close, Dawlish**

Guide Price £279,950





## 3 Little Week Close

Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- SMARTLY PRESENTED SEMI DETACHED HOUSE
- WITH GREAT ACCESS TO SCHOOLS, LEISURE CENTRE, SUPERMARKETS AND LOCAL BUS SERVICES
- RECEPTION HALL, SPACIOUS MODERN LIVING ROOM
- DINING ROOM, SUN ROOM
- THREE BEDROOMS
- GENEROUS DRIVEWAY PARKING
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- SCOPE FOR SIDE/REAR EXTENSION STPP
- GOOD SIZE PLOT



Opportunity to purchase this very well presented three bedroom semi detached house, conveniently located in a quiet cul de sac location on the outskirts of town with great access to school, leisure centre, supermarkets and local bus services. The accommodation briefly comprises; reception hall, living room, dining room, kitchen, sun room, three bedrooms, modern shower room, driveway parking, enclosed rear garden, uPVC double glazing and gas central heating.

An early viewing comes highly recommended.

Obscure glazed uPVC front door into...

#### RECEPTION HALL

With multi-paned double doors to principal living rooms and stairs rising to the first floor. Power points. Telephone socket. Double doors through to...

#### LIVING ROOM

With uPVC double glazed window to front. Radiator, power points. Media wall by bi-ethanol feature fire. Door to useful under stairs storage cupboard. Arch through to...

#### DINING ROOM

Space for large dining table and chairs. Radiator, power points. Squared arch through to...

#### SUN ROOM

With uPVC double glazing to rear and sliding door to side out into the rear garden. Power points.

Doorway through to...

#### KITCHEN

With uPVC double glazed window to side and rear aspects, uPVC double glazed door to rear. The kitchen has a matching range of wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, integrated electric oven, four ring electric hob with





extractor above, space for upright fridge freezer, space and plumbing for washing machine and tumble dryer, tiled splash backs, power points.

#### FIRST FLOOR LANDING

With uPVC double glazed window to side, power points, loft access hatch. Door through to...

#### MODERN SHOWER ROOM

With obscure uPVC double glazed window to rear, white suite comprising low level WC, inset wash hand basin set onto vanity unit, large glazed shower enclosure with mains fed shower, heated ladder towel rail, ceiling spotlights, tiled flooring.

#### BEDROOM ONE

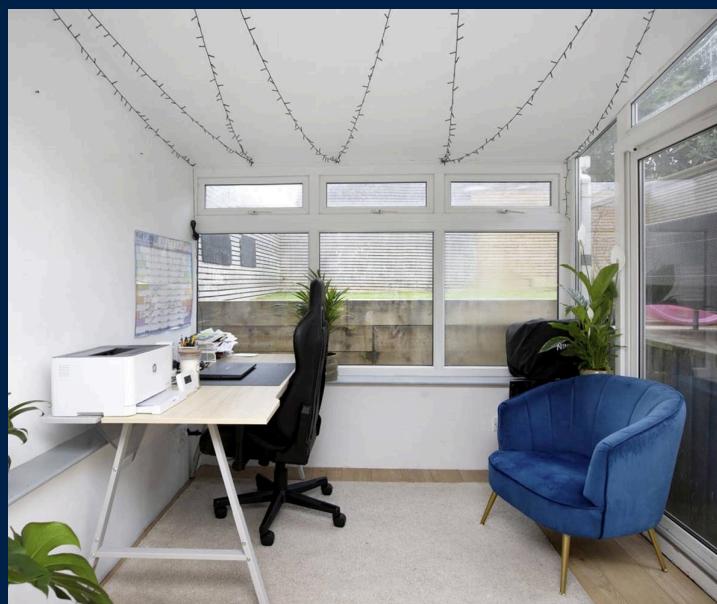
uPVC double glazed window to front enjoying a pleasant open outlook over the rolling countryside beyond. Built in wardrobe with sliding mirrored doors. Radiator, power points.

#### BEDROOM TWO

uPVC double glazed window to rear. Radiator, power points. Large built in cupboard with timber shelving. Wall mounted gas boiler supplying domestic hot water and gas central heating.

#### BEDROOM THREE

uPVC double glazed window to front. Radiator, power points.

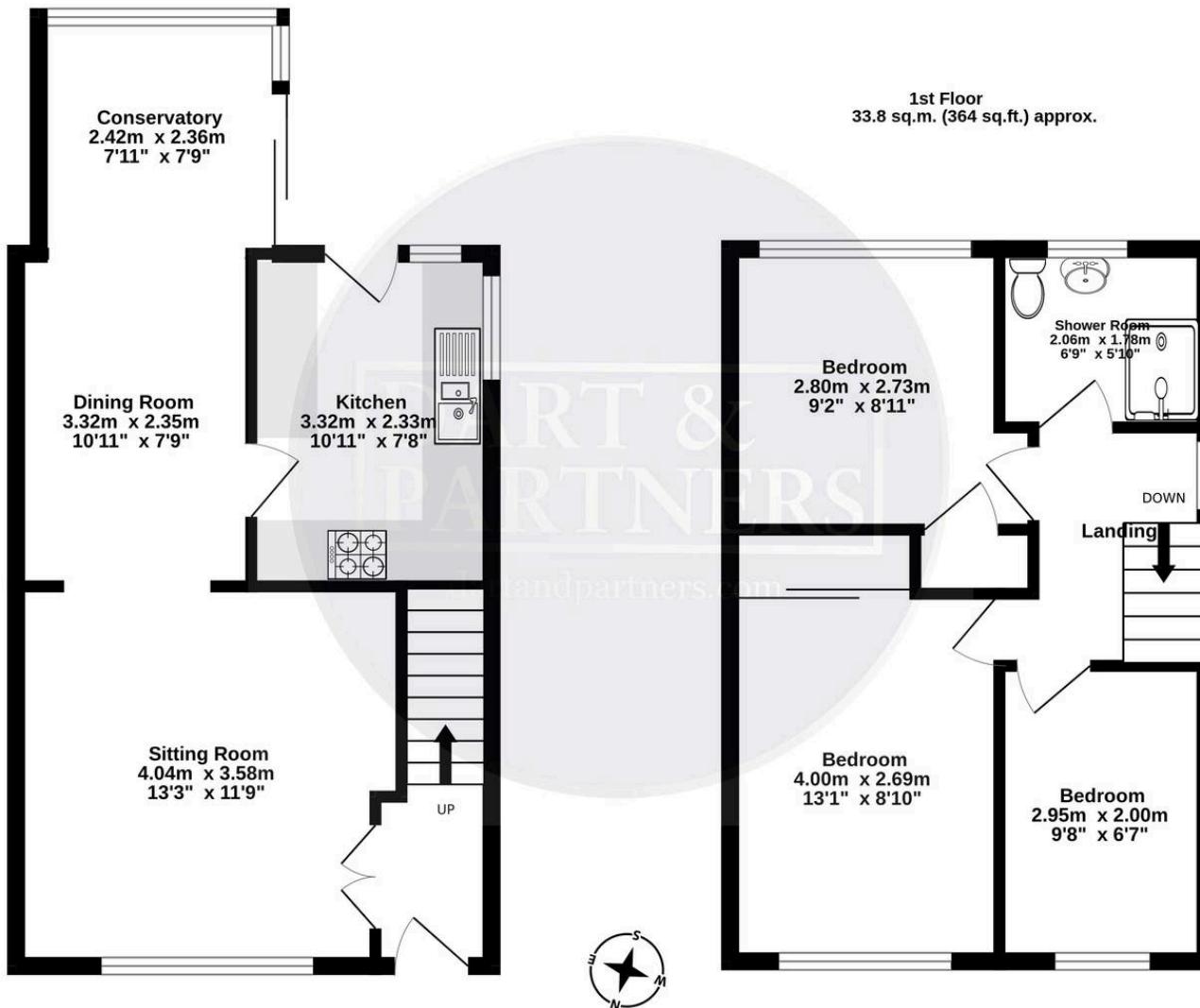


## OUTSIDE

To the front is a good sized gravel driveway providing OFF ROAD PARKING for two to three vehicles. Timber double gates to the side of the property. To the rear is a good sized area of hardstanding. Timber shed. Area of timber decking. The majority of the garden is predominantly laid to astro turf and is fully enclosed by timber fencing making it safe for children and/or pets. Outside power points and water tap.



Ground Floor  
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA : 73.3 sq.m. (789 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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