

Park Road, **Dawlish**, EX7 9LJ

NO ONWARD CHAIN. Situated just off Dawlish town centre, convenient for a range of amenities and facilities is this period townhouse. Retaining some character and period features, the spacious, versatile accommodation is arranged over three levels and briefly comprises:

• LIVING/DINING ROOM • KITCHEN • FOUR BEDROOMS • SHOWER ROOM • ENCLOSED COURTYARD GARDEN • GAS CENTRAL HEATING. FREEHOLD, COUNCIL TAX BAND - C, EPC - D

£239,950

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FRASER & WHEELER

FRONT DOOR TO:

LIVING ROOM

5.10m x 4.80m (16'9" x 15'9")

A double aspect room with two uPVC double glazed windows to front aspect and one overlooking rear courtyard, inset gas fire in fireplace, radiator, TV point and stairs to first floor. Open archway to:

INNER HALL

Door to useful under stairs storage cupboard, uPVC double glazed window overlooking rear courtyard, door to the courtyard, open to:

KITCHEN

3.60m x 1.80m (11'10" x 5'11")

Fitted with a matching range of wall and base units with worktop over, inset stainless steel sink and drainer unit, space and electric point for cooker, space and plumbing for washing machine, space for upstanding fridge/freezer, heated towel rail, wall mounted gas boiler and window overlooking rear courtyard.

FIRST FLOOR LANDING

Window to rear aspect, useful storage cupboard, stairs to second floor and doors to:

BEDROOM 3

4.10m x 2.50m (13'5" x 8'2")

uPVC double glazed window to front aspect, radiator, feature fireplace and useful storage recess with shelving.

BEDROOM 4

3.50m x 2.50m (11'6" x 8'2")

uPVC double glazed window to front aspect and radiator.

SHOWER ROOM

Fitted with a three-piece white suite comprising shower enclosure with glass screen, wash hand basin with storage below and close coupled WC.

SECOND FLOOR LANDING

Window to rear aspect and doors to:

BEDROOM 1

4.40m x 3.10m (14'5" x 10'2")

uPVC double glazed window and doors to front aspect, radiator and loft access hatch.

BEDROOM 2

4.30m x 2.20m (14'1" x 7'3")

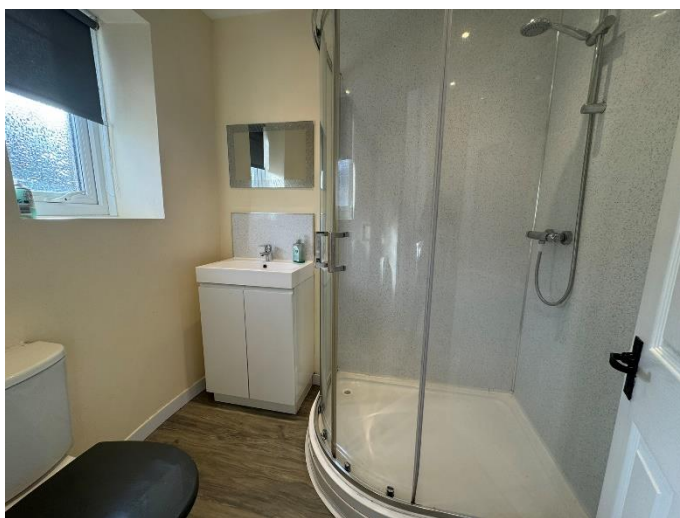
uPVC double glazed window to front aspect and radiator.

OUTSIDE

To the rear of the property is a low-maintenance Courtyard Garden. Enclosed by walling and fencing, the courtyard has decking as well as a southerly aspect.

AGENTS NOTE

Please note that some rooms are of an irregular shape and measurements should be taken as a guide only.



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