



**15 North Lodge Close, Dawlish**

Guide Price £230,000





## 15 North Lodge Close

Dawlish

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- AN EXCITING OPPORTUNITY TO PURCHASE A FANTASTIC SEMI-DETACHED PROPERTY
- SITUATED IN A POPULAR LOCATION ON THE FRINGES OF DAWLISH CLOSE TO SCHOOLS, LOCAL AMENITIES, BUS STOPS
- RECEPTION HALL, GROUND FLOOR SHOWER ROOM
- LIVING ROOM DINER, MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM, SEPARATE WC
- FRONT AND REAR GARDENS
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



An exciting opportunity to purchase this fantastic two double bedroom semi-detached property situated in a popular location on the fringes of Dawlish close to schools, local amenities, bus stops etc with accommodation briefly comprising: Reception hall, ground floor shower room, living room diner, modern fitted kitchen, two double bedrooms, family bathroom, separate WC, front and rear gardens, uPVC double glazing and gas central heating. Off road parking. Call to register your interest.

Glazed uPVC front door into...

#### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Useful under stairs storage area, radiator and power point. Door to...

#### GROUND FLOOR SHOWER ROOM

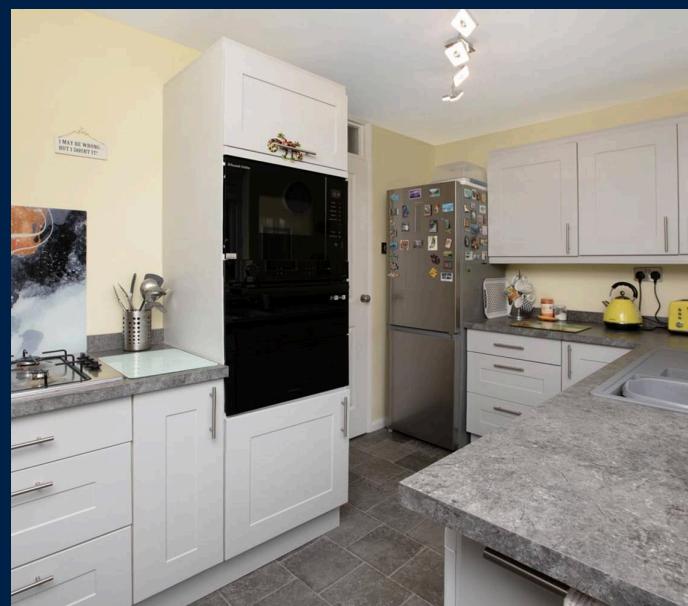
Modern white suite comprising low level WC, inset circular wash hand basin into vanity unit, glazed shower enclosure with tiled splashbacks and mains fed shower, chrome ladder heated towel rail, built-in cupboard housing consumer unit, extractor fan.

#### LIVING/DINING ROOM

Dual aspect with uPVC double glazed windows to front and rear, two radiators, fireplace housing electric fire, power points, television aerial connection point, space for dining table and chairs.

#### KITCHEN

With a comprehensive range of newly fitted wall and base units in Shaker style with square edge work surface over, inset one and half bowl composite sink drainer, eye level integrated double oven and microwave, four burner gas hob, matching upstand to that of work surface, space and plumbing for washing machine, integrated slimline dishwasher, space for fridge freezer, power points, uPVC double glazed window and door to the rear.





On the half landing there is a uPVC double glazed window to front.

#### FIRST FLOOR LANDING

With loft access hatch, power point, door to large storage cupboard with timber shelving, airing cupboard with wall mounted gas boiler supplying domestic hot water and gas central heating, timber shelving.

#### BEDROOM ONE

uPVC double glazed window to rear, radiator, power points.

#### BEDROOM TWO

uPVC double glazed windows to rear, radiator and power points.

#### BATHROOM

With obscure uPVC double glazed window to front, white suite comprising large wash hand basin set into vanity unit, panelled bath with shower attachment over, tiled splashbacks, chrome ladder heated towel rail.

#### SEPARATE WC

With obscure uPVC double glazed window to front, white suite comprising close coupled WC.

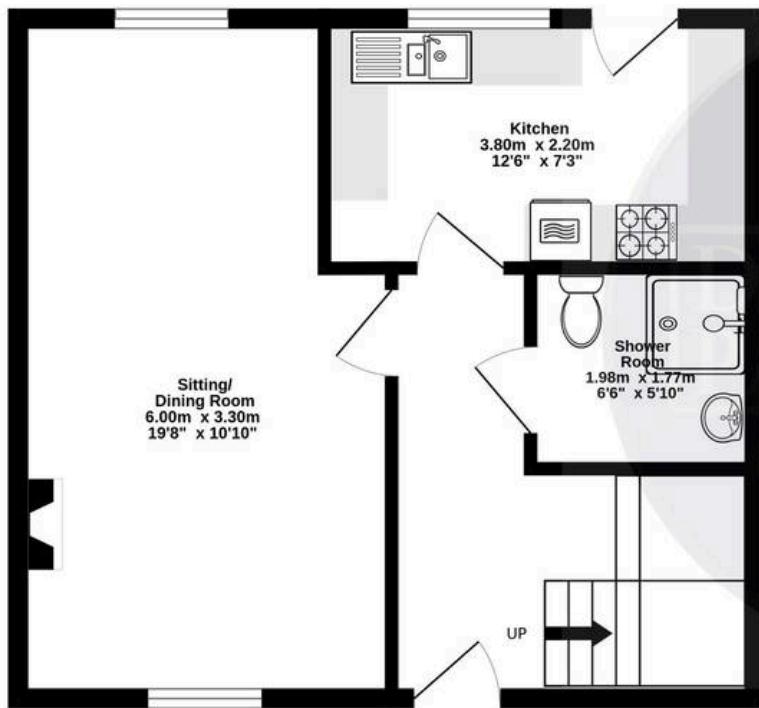
#### OUTSIDE

The front garden is predominantly laid to slate chippings with well stocked flower beds, mature plants and shrubs. A side area of garden is predominantly laid to chippings. A timber side gate gives access to the rear gardens. To the rear there are two areas of garden, both predominantly laid to chippings. Fully enclosed, good sized area of paved patio perfect for garden furniture. Outside water tap. Timber shed with power and light.

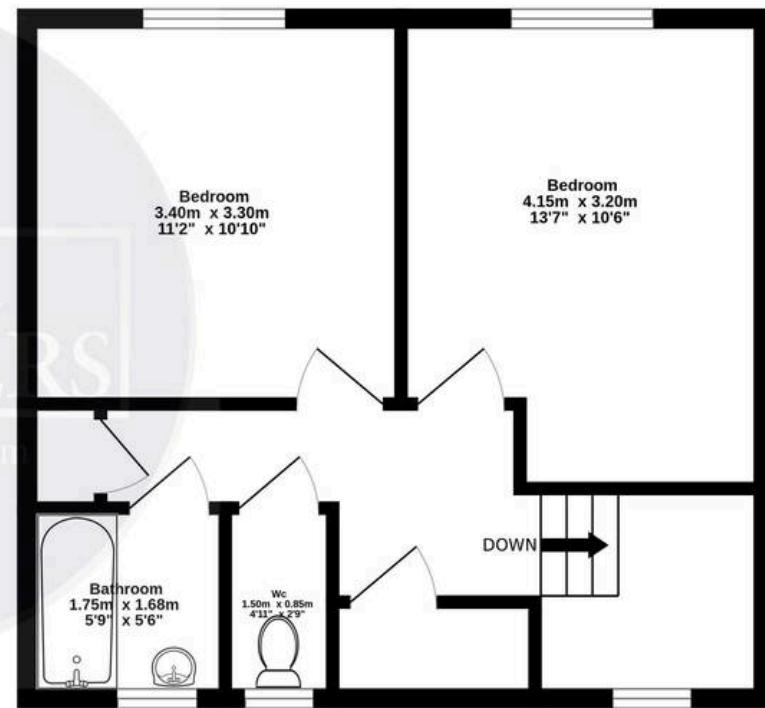




**Ground Floor**  
38.8 sq.m. (417 sq.ft.) approx.



**1st Floor**  
39.0 sq.m. (420 sq.ft.) approx.



**TOTAL FLOOR AREA : 77.8 sq.m. (837 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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