

# Elm Grove Road, **Dawlish**, EX7 0EB



A detached 3/4 bedroom bungalow situated on a good size plot in a popular level location. The property has a modern kitchen and bathroom, gas central heating, driveway and a lovely private rear garden. **FREEHOLD**, **COUNCIL TAX BAND - C**, **EPC - C**.

OIEO £350,000

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## UPVC DOUBLE GLAZED FRONT DOOR TO

### ENTRANCE HALL

Spot lights, radiator, hatch to the loft space and doors to:

### BEDROOM 1

uPVC double glazed window to the rear, radiator and fitted wardrobe.

### BEDROOM 2

uPVC double glazed window to the front, radiator and wardrobe.

### BEDROOM 3

uPVC double glazed window to the front and radiator.

### BATHROOM

Modern suite comprising panelled bath with shower and glass screen over, wash hand basin and WC with concealed cistern and storage, part tiled walls and heated towel rail.

### LOUNGE

uPVC double glazed window and door leading to the rear garden, wood burner with slate hearth, open with steps down to:

### KITCHEN/DINING ROOM

Modern matching base and eye level units with work surfaces over, sink with drainer and mixer tap, electric hob, eye level oven, roof light, obscure glazed window to the side, radiator, uPVC double glazed window and doors leading to the rear garden.

### UTILITY AREA

Plumbing and doors to:

### SHOWER ROOM

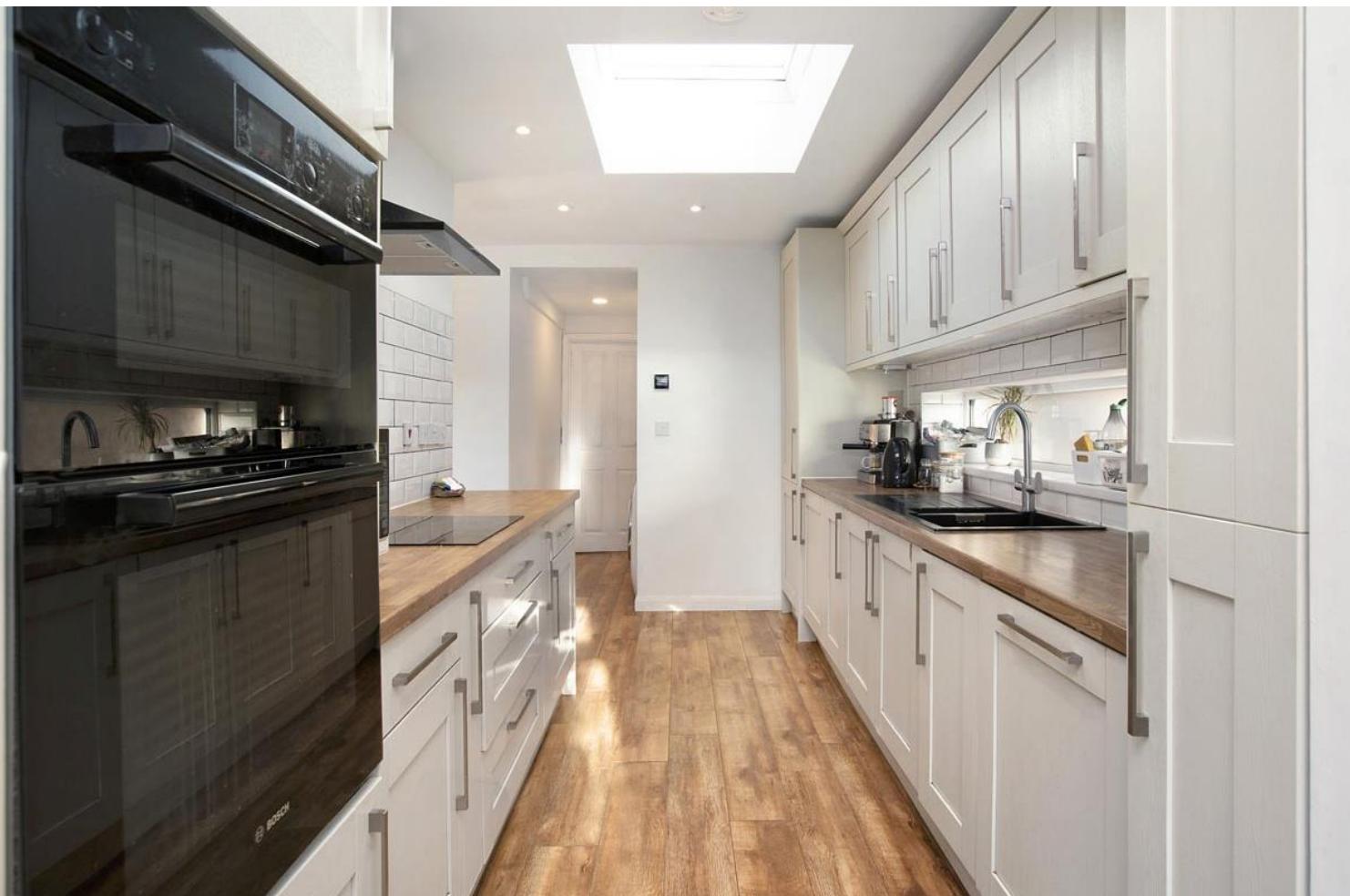
Modern suite comprising shower enclosure, WC wash hand basin with cupboard below, heated towel rail, tiled walls and floor, obscure uPVC double glazed window and extractor fan.

### BEDROOM 4/STUDY

uPVC double glazed window to the front and radiator.

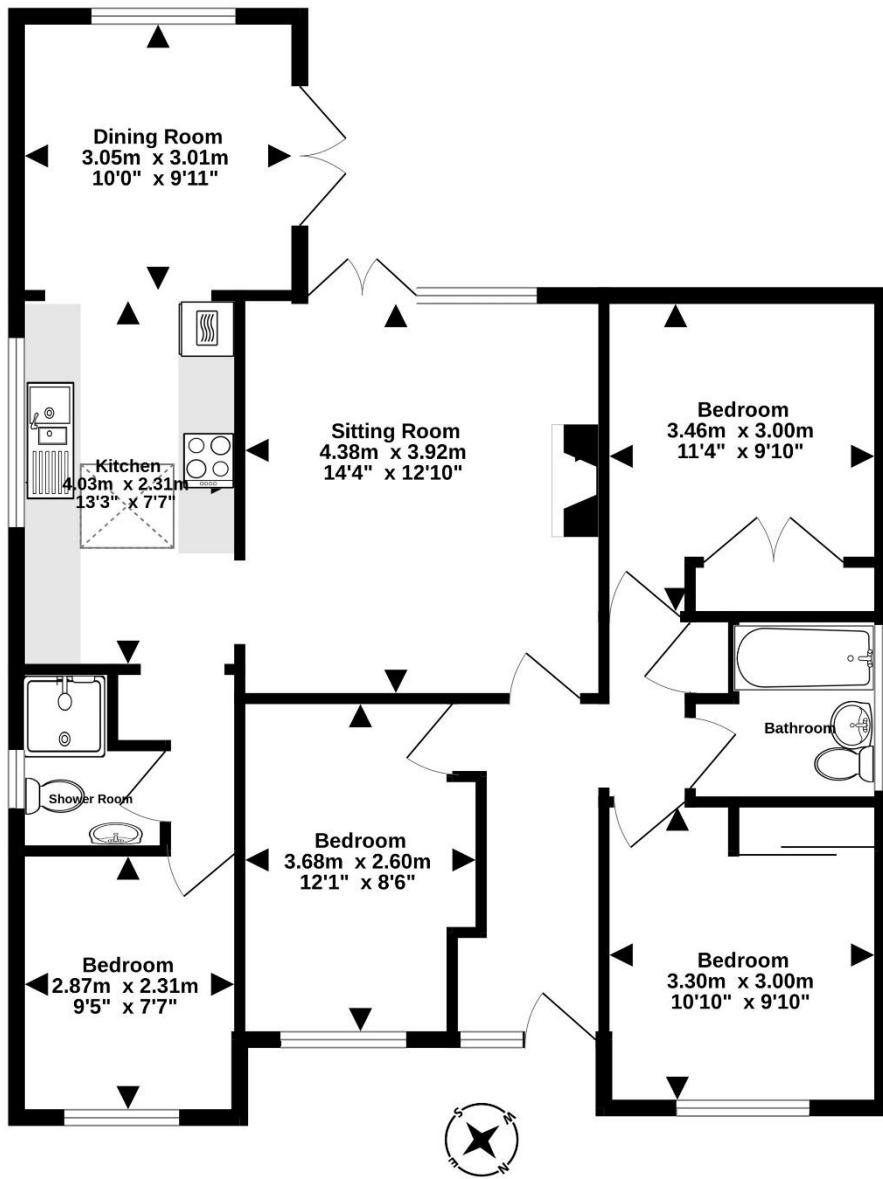
### OUTSIDE

To the front of the property is a drive with path leading to the front door and side access, level front garden behind a feature stone wall. The rear garden is a real feature of the property being mainly laid to lawn with paved patio, established plants, trees and shrubs, good size storage shed and a southerly aspect.





**Ground Floor**  
87.6 sq.m. (943 sq.ft.) approx.



**TOTAL FLOOR AREA : 87.6 sq.m. (943 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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