



A three bedroom, mid-terraced home with Garage, front & rear garden in a desirable area of Dawlish, close to the town and transport links

11 Elm Grove Drive | Dawlish | EX7 0EU



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House
Freehold



SIZE

885 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

64 (D)



COUNCIL TAX BAND

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in a nutshell...

- Three Bedrooms
- Garage
- Large Conservatory
- Front & Rear Garden
- Modern Fixtures & Fittings
- Close to Town Centre, Transport & Coastline



the details...

A mid-terraced family home with three bedrooms, a conservatory, and front and rear gardens, conveniently located a short walk from the shop, parks, amenities and beach, in the popular seaside town of Dawlish.

Inside, it is nicely presented with light and neutral décor throughout and feels warm with gas central heating and double glazing. The accommodation comprises of, on the ground floor, an entrance porch, a light and airy living room with a flame-effect electric heater and a staircase to the first floor, a good-sized kitchen/dining room with a modern fitted kitchen that has plenty of worktop and cupboard space in cream, an integrated full height freezer, a fridge, and washing machine, with an eyelevel fan-oven, gas hob, and a condensing combi-boiler, hidden within a matching wall cabinet. There is an under-stairs cupboard, and the room flows into a large conservatory with a door to the rear garden.

Upstairs, there are three light and airy bedrooms, two doubles and a single, and a family shower room containing a rain shower, a WC, and a vanity unit.

Outside, the rear garden has a terrace of paving with a gate to the rear, where there is a single garage and additional parking in front of its up and over door, and at the front of the property there is an extensive terrace of paving. Additional parking is available on-road if required.



the location...

Dawlish has a great deal to offer with its stunning sandy beaches, local shops, public houses, highly regarded primary and secondary schools ideal for a growing family and a railway station to the town centre of Newton Abbot, Teignmouth and Exeter City Centre where you can find a host of different amenities. This seaside town is also only a short walk away from Dawlish Warren where you can find a host of different activities.

Shopping

Late night pint of milk: Brook St. Family Shopper 0.8 mile

Dawlish town centre: 0.4 mile

Supermarket: Sainsburys 1.5 miles

Relaxing

Beach: Dawlish Beach 0.6 mile

Dawlish Play Park: 1.2 miles

Warren Golf Club: 1.7 miles

Travel

Bus stop: Sandy Lane 0.2 mile

Train station: Dawlish 0.6 mile

Main travel link: A380 7.1 miles

Airport: Exeter 14.5 miles

Schools

Gatehouse Primary Academy: 0.4 mile

West Cliff Primary Academy: 1.5 miles

Orchard Manor School: 1.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX7 0EU**

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