



- SPACIOUS SEMI DETACHED PROPERTY
- POPULAR LOCATION CLOSE TO SCHOOLS, LEISURE CENTRE AND TOWN
- RECEPTION HALL, GROUND FLOOR CLOAKROOM
- SITTING ROOM, DINING ROOM
- FITTED KITCHEN, SUN ROOM
- THREE BEDROOMS, FAMILY BATHROOM
- FRONT AND REAR GARDENS, SOME SEA VIEWS
- DRIVEWAY PARKING, GARAGE

Wilbury Way, Dawlish, EX7 0EX

Guide Price £285,000

A fantastic opportunity to purchase this spacious three bedroom semi-detached property situated in a popular location close to schools, leisure centre and town. Accommodation briefly comprising; reception hall, sitting/living room, dining room, fitted kitchen, sun room, cloakroom, three bedrooms, family bathroom, front and rear gardens, driveway parking, single garage, uPVC double glazing, gas central heating. Some sea views.

\*\* NO ONWARD CHAIN \*\*



## Property Description

Obscure glazed uPVC front door with matching side window opens into...

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, power points, telephone socket, under stairs storage cupboard.

### SITTING ROOM

With uPVC double glazed window to front enjoying distant sea views, radiator, power points, television aerial connection point, electric fire. Squared arch through to...

### DINING ROOM

Radiator, power points, uPVC double glazed sliding door giving access to SUN ROOM. Door through to...

### KITCHEN

uPVC double glazed window to side aspect, matching range of high gloss wall and base units with roll top work surface over, inset stainless steel one and a half bowl sink drainer, eye level integrated electric oven, four ring electric hob with extractor above, tiled splash backs, power points, space and plumbing for dishwasher.

### SUN ROOM

uPVC double glazed windows to side and rear aspect, double doors opening to rear garden, radiator, power points, space and plumbing for washing machine with roll top work surface over. Storage cupboard.

### CLOAKROOM

White suite comprising close coupled WC, wall mounted corner wash hand basin with tiled splash backs, extractor fan.

### FIRST FLOOR LANDING

uPVC double glazed window to side, loft access hatch. ( Wall mounted gas boiler)





### BEDROOM ONE

uPVC double glazed window to front enjoying distant sea views, radiator, power points.



### BEDROOM TWO

uPVC double glazed window to rear, radiator, power points, built in wardrobes. Airing cupboard with slatted shelving. Television aerial connection point.



### BEDROOM THREE

uPVC double glazed window to front enjoying similar outlook to that of bedroom one, radiator, power points.



### BATHROOM

Obscure uPVC double glazed window to rear, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with wall mounted electric shower, folding glazed shower screen, tiled floor and walls, chrome ladder heated towel rail.



### OUTSIDE

To the front is a wrought iron gate with pathway leading to the front door. The front garden is predominantly laid to lawn and is bordered by mature plants and shrubs. The rear garden is predominantly laid to patio with a wrought iron gate and pathway giving side access. Water tap. Double timber gates and wrought iron gate giving access to DRIVEWAY PARKING ahead of the GARAGE.



### GARAGE

With metal up and over door. Power and light. Timber work bench and window over looking the rear garden. Side access door.

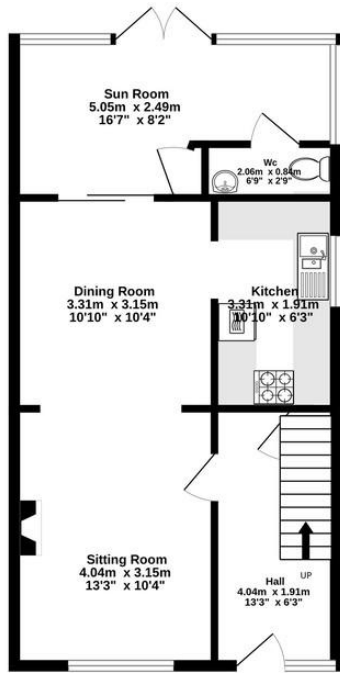
MATERIAL INFORMATION - Subject to legal verification

Freehold

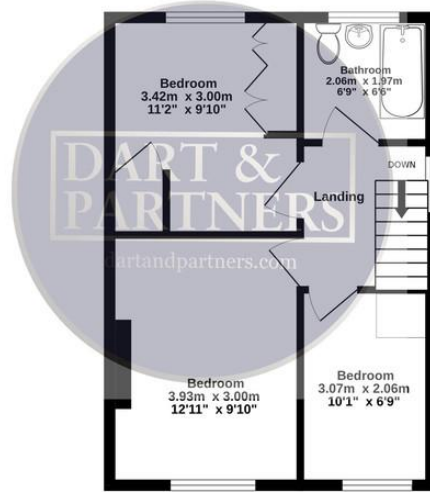
Council Tax Band C

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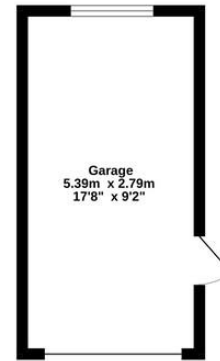
Ground Floor  
49.4 sq.m. (532 sq.ft.) approx.



1st Floor  
36.8 sq.m. (396 sq.ft.) approx.



Garage  
15.0 sq.m. (162 sq.ft.) approx.



TOTAL FLOOR AREA : 101.2 sq.m. (1090 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



9 Queen Street, Dawlish, Devon,  
EX7 9HB

www.dartandpartners.com  
01626 862057  
property@dartandpartners.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements