



- WELL PRESENTED SEMI DETACHED FAMILY HOME
- NO ONWARD CHAIN
- POPULAR LOCATION JUST OUTSIDE OF TOWN
- RECEPTION HALL, SITTING ROOM
- KITCHEN, DINING ROOM, UTILITY
- THREE BEDROOMS WITH EN-SUITE TO MAIN BEDROOM
- FAMILY BATHROOM, CLOAKROOM
- GARDEN, PARKING AND GARAGE

Clover Drive, Dawlish, EX7 0FJ

Guide Price £340,000

Offered with **NO ONWARD CHAIN** is this beautifully presented three bedroom semi-detached property built by Barratt Homes situated in a popular location just outside Dawlish town with accommodation briefly comprising; reception hall, sitting room, kitchen, dining room, cloakroom, three bedrooms, master with en-suite shower room, family bathroom, gas central heating, uPVC double glazing, garden, driveway parking and garage.



Property Description

Obscure glazed composite front door into...

RECEPTION HALL

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

CLOAKROOM

Close coupled WC, pedestal wash hand basin, tiled splash backs, radiator, wall mounted consumer unit, extractor fan.

SITTING ROOM

Dual aspect with uPVC double glazed windows to front and side aspect, two radiators, power points, two television aerial connection points.

DINING ROOM

uPVC double glazed windows to front and side aspect along with uPVC double doors opening out onto the rear garden. Radiator, power points.

KITCHEN

uPVC double glazed window to side. Kitchen fitted with a matching range of high gloss wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven and four burner gas hob with extractor above, tiled splash backs, and Bosch washing machine, Bosch fridge freezer, radiator and power points.

UTILITY

Including Bosch tumble dryer, timber slatted shelving, power points, wall mounted gas boiler supplying domestic hot water and gas central heating.

FIRST FLOOR LANDING

Power points, radiator, loft access hatch.

BEDROOM ONE

Dual aspect with uPVC double glazed windows to front and side, radiator, power points. Door to...

EN-SUITE SHOWER ROOM

uPVC obscure glazed window to front, white suite comprising close coupled WC, pedestal wash hand basin, walk in shower enclosure with tiled splash backs and wall mounted electric





shower, split glazed stable shower door, radiator, extractor fan, shaver socket, mirrored vanity unit.

BEDROOM TWO

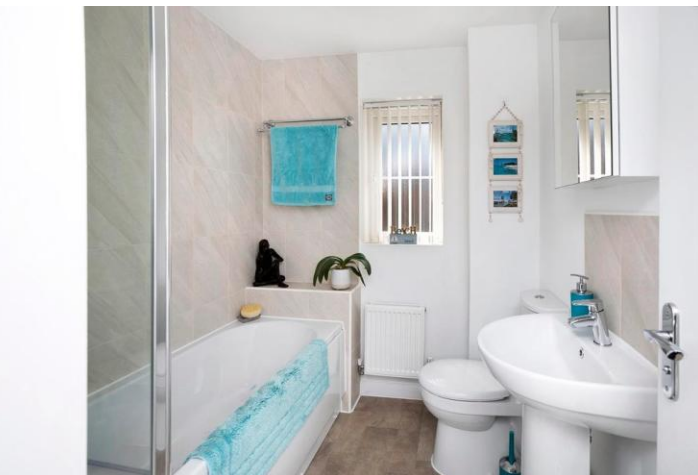
Dual aspect with uPVC double glazed windows to front and side, radiator, power points, television aerial connection point. Door to airing cupboard with slatted shelving and small radiator.

BEDROOM THREE

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

BATHROOM

Obscure uPVC double glazed window to side, radiator, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with glazed shower screen, mains fed shower, tiled splash backs, mirrored vanity unit, extractor fan.



OUTSIDE

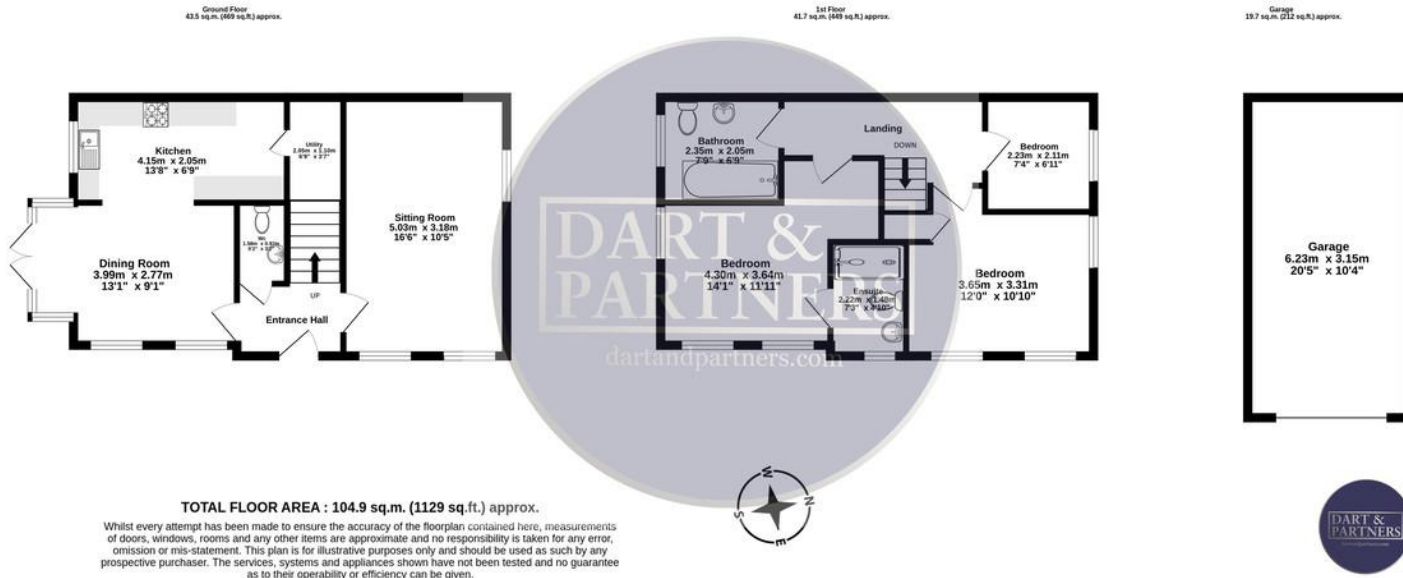
DRIVEWAY PARKING for two vehicles ahead of the **SINGLE GARAGE** which has an up and over metal door, power and light. The garden is fully enclosed by brick wall and shiplap fencing. Five steps give access to a timber pedestrian gate. The garden is low maintenance and predominantly laid to paving bordered by chippings. Double outside power socket and water butts.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band C





TOTAL FLOOR AREA : 104.9 sq.m. (1129 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)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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