



- END TERRACE PROPERTY ON THE OUTSKIRTS OF TOWN
- CLOSE TO OAKLAND PARK AND WOODLAND
- RECEPTION HALL, LIVING ROOM DINER, KITCHEN
- THREE BEDROOMS, FAMILY BATHROOM
- ATTRACTIVE EASY MAINTENANCE GARDEN
- GARAGE IN NEARBY BLOCK
- IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY
- NO ONWARD CHAIN

Williams Close, Dawlish, EX7 9SP

£235,000

Offered to the market with **NO ONWARD CHAIN** is this three bedroom end of terrace property situated in a favoured location of the southern outskirts of town close to Oakland Park and woodland. Accommodation briefly comprising; reception hall, kitchen, living room diner, three bedrooms, family bathroom, attractive garden, garage. A fantastic first time buy or investment property.



Property Description

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Obscure uPVC front door leads into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor, uPVC double glazed window to front wall mounted consumer unit, wall mounted electric radiator, under stairs storage cupboard. Glazed door through to...

LIVING ROOM/DINER

With uPVC double glazed window and sliding doors to rear, wall mounted electric radiator, door to under stairs storage cupboard, electric fire, power points, television aerial connection point. Door to...

KITCHEN

With uPVC double glazed window to front, comprehensive range of wall and base units with timber effect roll top work surface over, inset stainless steel sink drainer, integrated eye level electric oven, four ring electric hob with extractor above, tiled splash backs, space and plumbing for slimline dishwasher, space and plumbing for washing machine and tumble dryer, space for fridge freezer, power points.

FIRST FLOOR LANDING

Loft access hatch, power points, wall mounted electric radiator. Door to airing cupboard with factory lagged hot water cylinder and slatted shelving.

BEDROOM ONE

uPVC double glazed window to rear, range of built in wardrobes and bedside tables, power points.





BEDROOM TWO

uPVC double glazed window to front, power points, built in wardrobe with mirrored sliding doors and hanging rail. Telephone socket.

FAMILY BATHROOM

Obscure uPVC double glazed window to front, coloured suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, heated towel rail, vanity mirror and light with shaver socket, wall mounted electric heater and mirrored vanity unit.

BEDROOM THREE

uPVC double glazed window to rear, power points.



OUTSIDE

Timber gate and side pathway giving access to rear garden which is predominantly laid to paving with an area of chippings for ease of maintenance, bordered by a variety of mature plants and shrubs. Enjoying a sunny aspect. Outside water tap.

GARAGE IN BLOCK

Single garage within a block, with metal up and over door.

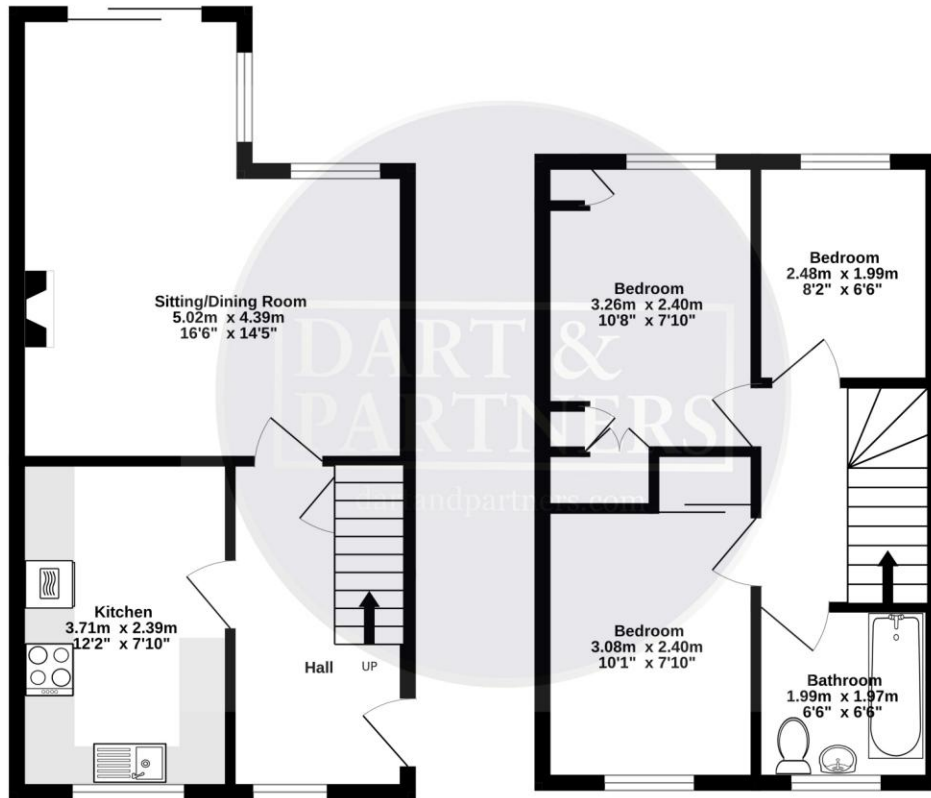
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band B

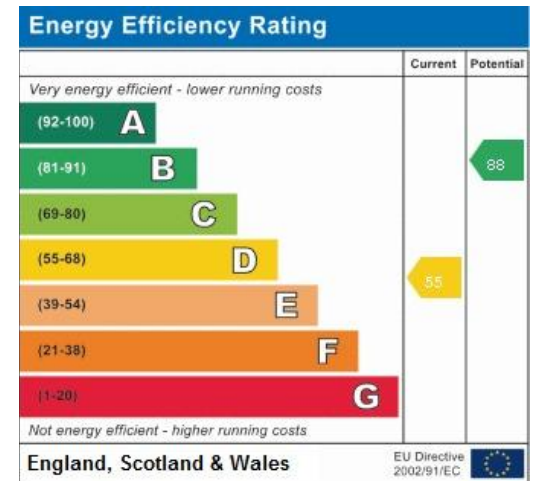
Ground Floor
34.8 sq.m. (375 sq.ft.) approx.

1st Floor
30.6 sq.m. (329 sq.ft.) approx.



TOTAL FLOOR AREA : 65.4 sq.m. (704 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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