



- MID TERRACED PROPERTY ON A GOOD SIZED PLOT
- NO ONWARD CHAIN
- IN NEED OF UPDATING BUT OFFERING HUGE POTENTIAL
- LARGE GARDEN TO FRONT AND REAR
- OFF ROAD PARKING
- LIVING ROOM DINER, KITCHEN
- THREE BEDROOMS, BATHROOM
- SUBJECT TO A SECTION 157 RESTRICTIVE COVENANT

Exeter Road, Dawlish, EX7 0PA

Guide Price £195,000

An exciting opportunity to purchase this chain free three bedroom mid terrace property, situated on the outskirts of Dawlish on a good sized plot. The property does require modernisation but offers huge potential to create a spacious family home with large gardens to the front and rear. Accommodation briefly comprising; living room diner, kitchen, bathroom, three bedrooms, front and rear gardens, off road parking. An early viewing comes highly recommended.



Property Description

Obscure glazed uPVC front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Telephone point. Door through to...

LIVING ROOM DINER

With uPVC double glazed windows to front and rear aspect, range of built in cupboards, original tiled fireplace with matching hearth and mantle, power points, free standing gas heater.

KITCHEN/BREAKFAST ROOM

uPVC double glazed window to front, stainless steel sink drainer with cupboard beneath, space for cooker, original tiled fireplace, useful under stairs storage cupboard. PANTRY with aluminium framed obscure window to rear, electric cooker socket.

Sliding door to...

BATHROOM

With uPVC double glazed window to rear, coloured suite comprising low level WC, pedestal wash hand basin, panelled bath, tiled splash basins.

Timber rear door giving access to back garden. Wall mounted electric meters and consumer unit.

FIRST FLOOR LANDING

With uPVC double glazed window to rear. Free standing gas heater. Loft access hatch. Door to...

BEDROOM ONE

Dual aspect with uPVC double glazed windows to front and rear, built in wardrobe, electric night storage heater,





original fireplace, built in storage cupboard with shelving and coat hooks.

BEDROOM TWO

uPVC double glazed window to front, free standing gas heater, original fireplace, power point. Door to storage cupboard.

BEDROOM THREE

With uPVC double glazed window to rear.

OUTSIDE

The front garden is predominantly laid to paving with an array of mature plants and shrubs. **DRIVEWAY PARKING** currently for one vehicle. Wrought iron gate and a pathway giving access to the front door. To the rear is a larger than average sized garden with timber shed. Offering huge potential to prospective purchasers.



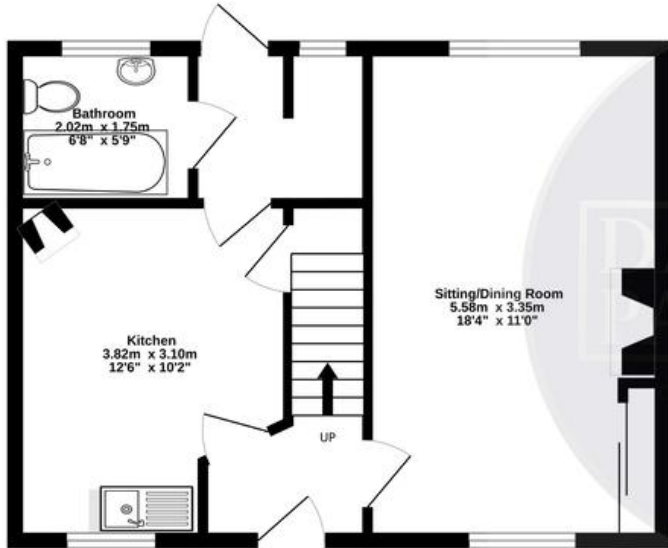
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band B

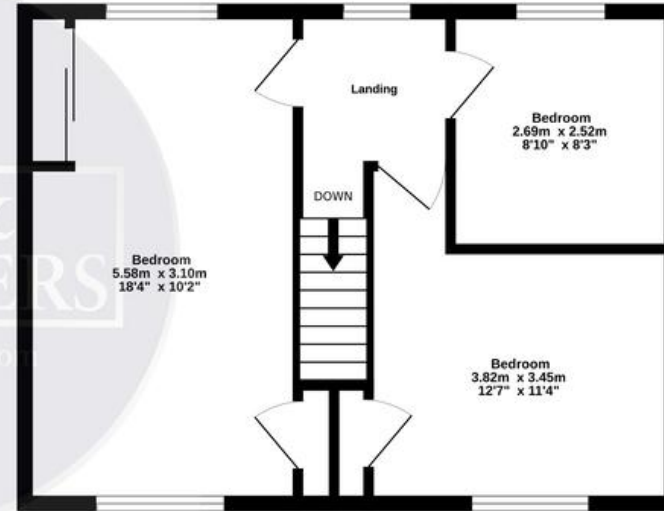
AGENTS NOTE - The property is subject to a Section 157 restrictive covenant (Three year Devon rule).



Ground Floor
40.1 sq.m. (432 sq.ft.) approx.

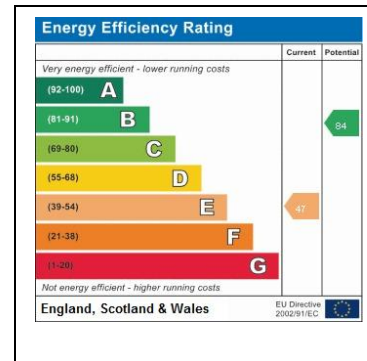


1st Floor
41.0 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA : 81.1 sq.m. (873 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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