



- SEMI DETACHED HOUSE
- LIVING ROOM/DINER, MODERN KITCHEN
- FOUR DOUBLE BEDROOMS
- STUDY/BEDROOM 5
- CLOAKROOM, FAMILY BATHROOM
- GARAGE, GARDEN STORE
- uPVC D/G, GAS C/H
- FRONT & REAR GARDENS
- NEW FITTED CARPETS

Linden Road, Dawlish, EX7 9QA

£289,000

Offered with **NO ONWARD CHAIN** is this spacious four double bedroom property offering flexible accommodation, situated in a popular residential area on the outskirts of Dawlish town centre. Reception hall, cloakroom, kitchen, living room/diner, four double bedrooms, study/bedroom 5, family bathroom, uPVC double glazing, gas central heating, garden, garden/ hobbies room, single garage.



Property Description

A fantastic opportunity to purchase this four double bedroom property offering flexible accommodation, situated in a popular residential area on the outskirts of Dawlish town centre itself with flexible accommodation briefly comprising reception hall, cloakroom, kitchen, living room/diner, four double bedrooms, study/bedroom 5, family bathroom, uPVC double glazing, gas central heating, garden, garden store, single garage. Perfect for those looking for either semi or detached property. An internal viewing comes highly recommended to appreciate the spacious accommodation on offer.

Obscure glazed uPVC front door into....

GENEROUS RECEPTION HALL

Doors to all principal rooms and stairs rising to first floor. Useful understairs storage cupboard, consumer unit, radiator, power point, smoke alarm, door to....

CLOAKROOM

Obscure uPVC double glazed window to side, white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, tiled splashbacks.

SITTING ROOM/DINER

Dual aspect with uPVC double glazed window to front and uPVC double glazed sliding patio doors to rear. Stone fireplace with hearth and timber mantle, two radiators, power points, TV aerial connection point, telephone socket.

KITCHEN

uPVC double glazed window to rear, matching range of wall and base units with roll top worksurface over, inset one and a half bowl stainless steel sink drainer, space and plumbing for electric or gas cooker, stainless steel extractor canopy above, tiled splashbacks, power points, space and plumbing for washing machine and tumble dryer, space for fridge freezer, radiator.

HALF LANDING

With uPVC double glazed window to front enjoying a pleasant open outlook.





FIRST FLOOR LANDING

Radiator, power point, loft access hatch.

STUDY

uPVC double glazed window to front, built in roll top desk with drawers beneath.

FAMILY BATHROOM

Obscure uPVC double glazed windows to front, electric heated towel rail, folding door giving access to airing cupboard with slatted shelving and wall mounted gas boiler supplying domestic hot water and gas central heating. White suite comprising close coupled WC, pedestal wash hand basin and panelled bath, shower enclosure with glazed door, wall mounted electric shower, tiled splashbacks.



BEDROOM 1

uPVC double glazed window to rear, radiator, power points, telephone socket, range of built in wardrobes, vanity mirror and dressing table.

BEDROOM 2

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

BEDROOM 3

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

BEDROOM 4

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



OUTSIDE

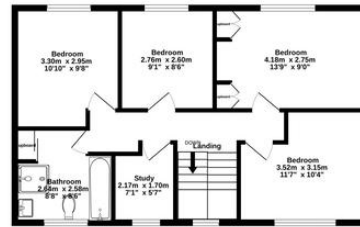
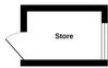
To the front the garden is predominantly laid to gravel with some mature plants and shrubs, a pathway gives access to front door. **GARAGE** situated in a block with metal up and over door, potential to create a generous amount of bulk head storage. Useful outdoor store, either for bins or general storage. To the rear of the property there is a raised paved patio, accessed directly via the patio doors and providing an excellent al-fresco dining area. Timber steps lead down to the main area of rear garden which is predominantly laid to paving slabs with a further lower area laid predominantly to artificial

13.3 sq.m (143 sq.ft.) approx.

3.2 sq.m (34 sq.ft.) approx.

43.9 sq.m (469 sq.ft.) approx.

56.4 sq.m (604 sq.ft.) approx.



TOTAL FLOOR AREA : 113.8 sq.m. (1224 sq.ft.) approx.

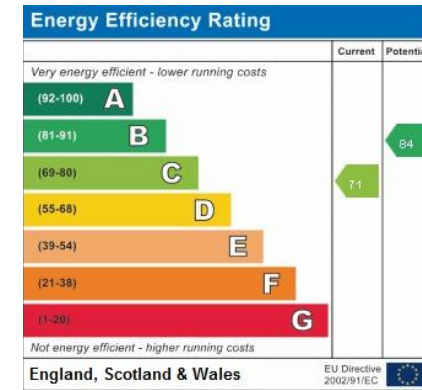
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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grass and borders. Situated beneath the patio is a fantastic bike store/utility/hobbies room with additional space and plumbing for washing machine and tumble dryer. Outside water tap.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C



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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