



- DETACHED 1930's PROPERTY
- SOME SEA AND COASTAL VIEWS
- VESTIBULE, RECEPTION HALL
- SITTING ROOM, KITCHEN/DINING/FAMILY ROOM
- GROUND FLOOR BEDROOM, CLOAKROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- uPVC D/G GAS C/H

Exeter Road, Dawlish, EX7 0AG

£450,000

An extended four bedroom detached 1930's property, situated in a popular location on the outskirts of Dawlish. With accommodation

Entrance vestibule, reception hall, sitting room, kitchen/dining/family room, ground floor bedroom, cloakroom, three double bedrooms, family bathroom, larger than average garden, driveway parking, garage, uPVC double glazing, gas central heating. Some wonderful sea and coastal views.



Property Description

Dart & Partners are delighted to offer for the market with no onward chain, this four bedroom detached 1930's property, situated in a popular location on the outskirts of Dawlish with spacious accommodation briefly comprising vestibule, reception hall, sitting room, kitchen/dining/family room, ground floor bedroom, cloakroom, three double bedrooms, family bathroom, larger than average garden, driveway parking, garage, uPVC double glazing, gas central heating. Some wonderful sea and coastal views.

Obscure uPVC front door into....

VESTIBULE

Glazed timber front door into....

RECEPTION HALL

Doors to principal rooms and stairs rising to first floor. Obscure uPVC double glazed window to side, telephone socket and power points, radiator, understairs storage cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating, further cupboard with obscure uPVC double glazed window to side, wall mounted consumer unit and electric meter.

LIVING ROOM

uPVC double glazed bay window to front enjoying some sea and coastal views, inset gas Living Flame fire, power points, TV aerial connection point, telephone socket, radiator, door through to.....

KITCHEN/DINER/FAMILY ROOM

With uPVC double glazed window to side, matching range of wall and base units with granite worksurface over, inset one and half bowl sink drainer, integrated eye level electric oven, integrated washing machine and dishwasher, space and plumbing for American style fridge freezer, inset five ring induction hob, granite splashbacks and breakfast bar area with stools beneath, TV aerial connection point, power points, radiator. Family area with uPVC double doors opening to rear garden, radiator, uPVC double glazed window to rear, loft access hatch, door through to....





CLOAKROOM

Obscure uPVC double glazed window to rear, close coupled WC, wall mounted wash hand basin, radiator.

GROUND FLOOR BEDROOM

uPVC double glazed doors opening to rear garden, power points, radiator.

FIRST FLOOR LANDING

uPVC double glazed window to side, loft access hatch.

FAMILY BATHROOM

Obscure uPVC double glazed window to front. White suite comprising close coupled WC, pedestal wash hand basin, panelled Spa bath with shower attachment, shower enclosure with mains fed shower including rain water head, glazed door, fully tiled, large chrome ladder heated towel rail.



BEDROOM 1

uPVC double glazed bay window to front enjoying stunning sea and coastal views, radiator, power points.

BEDROOM 3

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

BEDROOM 2

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



OUTSIDE

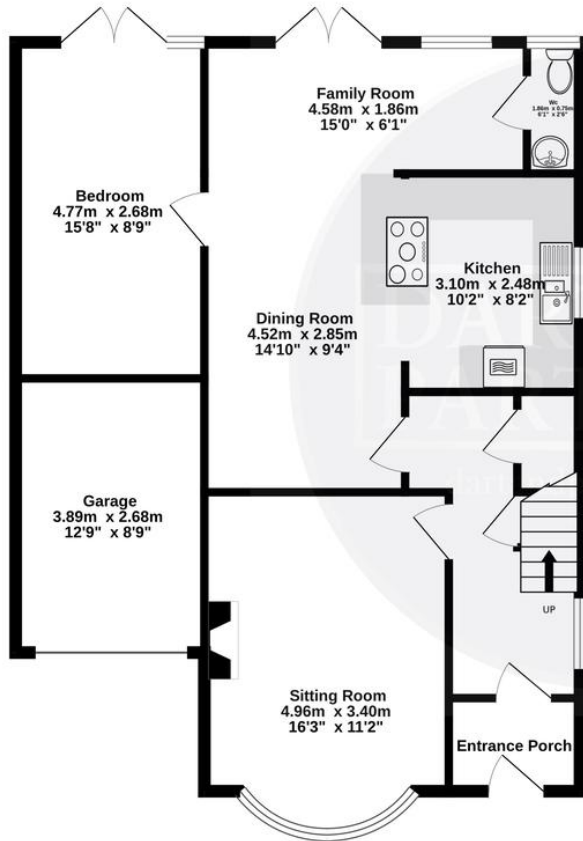
To the front there is driveway parking for several vehicles, large timber side gate gives access to the rear of the property where you will find a large decked seating and entertaining area, perfect for dining, relaxing or entertaining. The rear garden is predominantly laid to lawn, with a timber shed, outside power points and water tap. SINGLE GARAGE with metal up and over door, power and light.

MATERIAL INFORMATION - Subject to legal verification

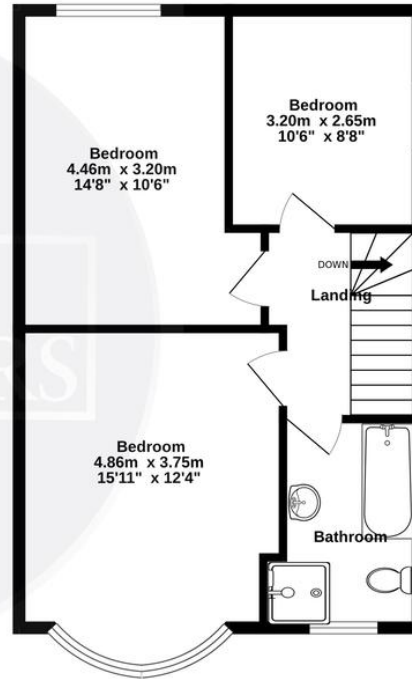
Freehold

Council Tax Band E

Ground Floor
80.4 sq.m. (866 sq.ft.) approx.

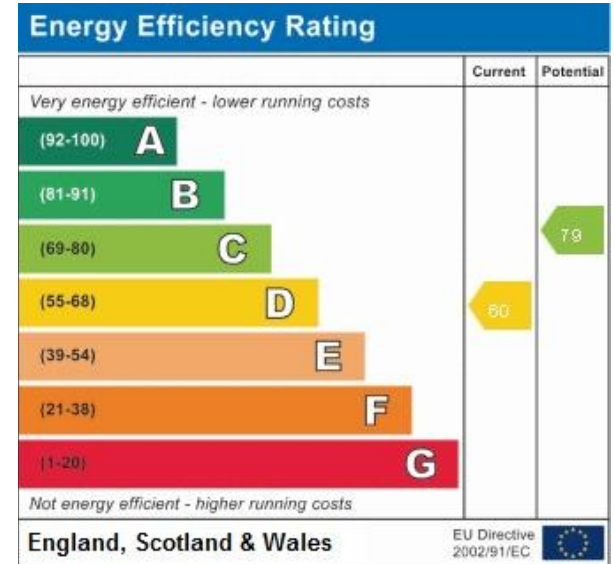


1st Floor
50.7 sq.m. (546 sq.ft.) approx.



TOTAL FLOOR AREA : 131.1 sq.m. (1411 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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