



- BEAUTIFULLY PRESENTED SEMI DETACHED PROPERTY
- BESPOKE FITTED KITCHEN FROM ASHGROVE KITCHENS
- OPEN PLAN LIVING ROOM/DINING ROOM
- CLOAKROOM
- THREE BEDROOMS
- LARGE FAMILY SHOWER ROOM
- GARDENS, GARAGE & DRIVEWAY
- BEAUTIFULLY PRESENTED THROUGHOUT

Linden Road, Dawlish, EX7 9QA

Guide Price £315,000

An exciting opportunity to purchase this beautifully presented three bedroom semi detached property, situated in a popular residential area on the outskirts of Dawlish town, offering spacious family accommodation briefly comprising entrance porch, reception hall, cloakroom, modern fitted bespoke kitchen, open plan living room/diner, three double bedrooms, large family shower room, uPVC double glazing, gas central heating, gardens, driveway parking and garage. An internal viewing comes highly recommended to appreciate the



Property Description

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uPVC double glazed doors open into....

ENTRANCE PORCH

Coat hanging hooks, obscure uPVC double glazed front door opens into....

RECEPTION HALL

Doors to principal rooms and stairs rising to first floor. Door to cloakroom. Radiator, power points, useful understairs storage cupboard with space for condensing tumble dryer, power points, automated light, door to useful storage cupboard with slatted timber shelving, squared arch through to kitchen.

CLOAKROOM

Obscure uPVC double glazed window to front, white suite comprising low level WC, wall mounted wash hand basin, tiled splashbacks, radiator, coat hanging hooks.

MODERN KITCHEN

Two uPVC double glazed windows to rear. matching range of ASHGROVE KITCHENS bespoke wall and base units with roll top worksurface over with matching upstand, inset composite sink drainer, integrated dishwasher, space for electric range cooker with stainless steel extractor above, glazed splashback, space and plumbing for washing machine and fridge freezer, modern anthracite column radiator, power points with USB. Through to....





OPEN PLAN LIVING ROOM/DINER

Dual aspect with uPVC double glazed window and double uPVC patio doors opening to the rear garden, three modern anthracite radiators, power points, telephone socket.

FIRST FLOOR LANDING

Loft access hatch, power point, door to linen cupboard with timber slatted shelving and wall mounted gas boiler supplying domestic hot water and gas central heating.

BEDROOM 1

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

BEDROOM 2

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

BEDROOM 3

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

FAMILY SHOWER ROOM

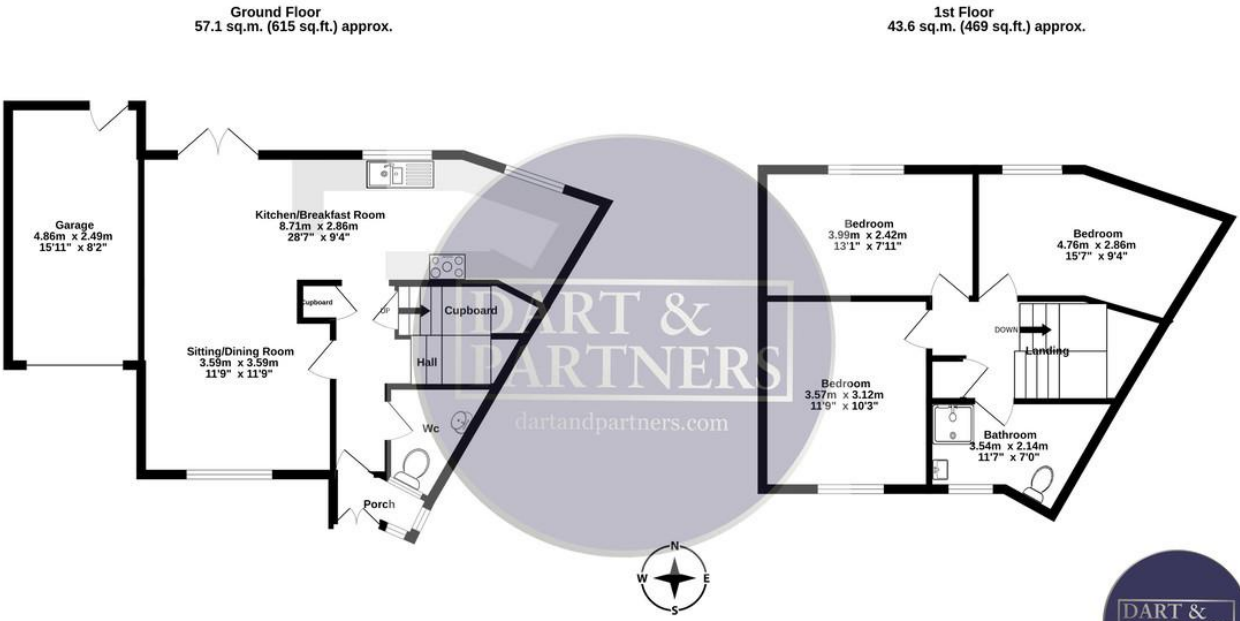
With obscure uPVC double glazed window to front, modern white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, glazed shower enclosure with sliding door, mains fed shower with rain water head, radiator, extractor fan.

OUTSIDE

To the front the garden is predominantly laid to chippings with small patio seating area, perfect for a bench, bordered by mature plants and shrubs, driveway parking ahead of the garage with metal up and over door, power and light. The rear garden is fully enclosed and perfect for children and pets alike, predominantly laid to paved patio, perfect for ease of maintenance and al-fresco dining and entertaining, further area laid to chippings with useful timber storage shed, outside water tap and glazed timber door giving access to rear of garage.

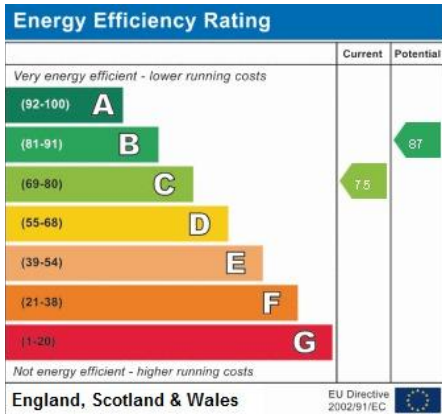


Freehold
Council Tax Band C



TOTAL FLOOR AREA : 100.7 sq.m. (1084 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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