



- WONDERFUL EXTENDED SEMI DETACHED HOUSE
- SELF CONTAINED ANNEXE
- SITTING ROOM, DINING ROOM
- OFFICE/SECOND RECEPTION
- KITCHEN, UTILITY
- SELF CONTAINED ANNEXE
- uPVC D/G, GAS CENTRAL HEATING
- GARDENS, AMPLE PARKING

Elm Grove Drive, Dawlish, EX7 0EY

£325,000

A delightful extended semi detached property with self contained annexe, situated in a popular location close to schools, leisure centre and town. Kitchen, sitting room, dining room, office/second reception room, three bedrooms, family bathroom, self contained annexe, utility room, garden, driveway parking for several vehicles, uPVC double glazing and gas central heating.



Property Description

Dart & Partners are delighted to present this wonderful extended semi detached property with self contained annexe, situated in a popular location close to schools, leisure centre and town, with accommodation briefly comprising reception hall, kitchen, sitting room, dining room, office/second reception room, three bedrooms, family bathroom, self contained annexe, utility room, wonderful garden, driveway parking for several vehicles, uPVC double glazing and gas central heating. An internal viewing comes highly recommended to appreciate the wonderful, flexible accommodation on offer.

Obscure uPVC front door with matching side window into....

RECEPTION HALL With stairs rising to first floor and door to principal rooms, radiator, power points, telephone socket, useful understairs storage cupboard, glazed timber door through to....

GENEROUS KITCHEN With a range of matching wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer unit, inset four burner gas hob with stainless steel extractor canopy above, wall mounted gas boiler supplying domestic hot water and gas central heating, eye level double electric oven, space and plumbing for washing machine, two uPVC double glazed windows to side with uPVC double glazed door giving access through to annexe, space for American style fridge freezer, radiator, tiled splashbacks, door through to....

CLOAKROOM Obscure double glazed uPVC window to rear, white suite comprising close coupled WC, pedestal wash hand basin, tiled splashbacks, vanity mirror, radiator.

SITTING ROOM uPVC double glazed window to front, original fireplace with tiled surround and hearth, timber mantle, radiator, power points, TV aerial connection point, squared arch through to....





DINING ROOM With radiator and power points, glazed timber door with matching side window gives access through to....

HOME OFFICE/FAMILY ROOM Radiator, power points, TV aerial connection point, two uPVC double glazed windows to rear and uPVC double glazed door giving access out to rear garden.

FIRST FLOOR LANDING uPVC double glazed window to side, loft access hatch.

BEDROOM 1 uPVC double glazed window to front, radiator, power points, TV aerial connection point and telephone socket.



BEDROOM 2 uPVC double glazed window to rear, radiator, power points, door to airing cupboard with timber slatted shelving and radiator.

BEDROOM 3 uPVC double glazed window to rear, radiator, power points, built in wardrobe with hanging rail.

FAMILY BATHROOM Obscure uPVC double glazed window to rear, modern white suite comprising concealed cistern flush WC, inset wash hand basin set into vanity unit with cupboards beneath, panelled bath, wall mounted electric shower, glazed shower screen, chrome ladder heated towel rail.

ANNEXE uPVC double glazed door and matching side window into....

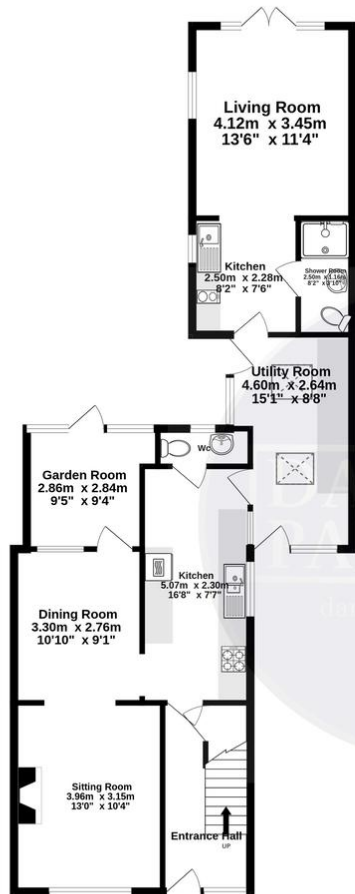


UTILITY/ENTRANCE HALL Two skylight windows, range of base units with roll top worksurface over, space and plumbing for washing machine and tumble dryer, space for fridge freezer, wall mounted consumer unit, power points, glazed uPVC door giving access out onto decked seating area, door through to....

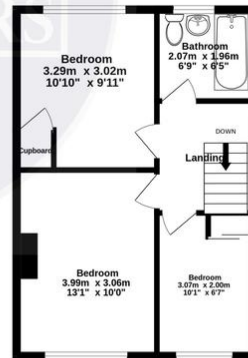
OPEN PLAN KITCHEN/LIVING/BEDROOM SITTING ROOM/BEDROOM

Dual aspect with uPVC double glazed window to side and double patio doors with matching side windows opening to

Ground Floor
83.0 sq.m. (894 sq.ft.) approx.



1st Floor
37.5 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA : 120.5 sq.m. (1297 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

rear garden, power points, TV aerial connection point.
KITCHEN AREA with uPVC double glazed window to front, two light tunnels, a modern kitchen with matching wall and base units with roll top work surface over, inset stainless steel sink drainer unit, electric two ring hob, tiled splashbacks, space for under-counter fridge, wall mounted electric heater, extractor fan, door through to....

WET ROOM With two light tunnels, modern suite comprising corner close coupled WC, pedestal wash hand basin, wall mounted electric shower, shower curtain, chrome ladder heated towel rail.

OUTSIDE To the front the garden is predominantly laid to chippings bordered by some mature plants and shrubs with pathway giving access to front door, driveway parking for several vehicles. To the rear the garden is predominantly laid to lawn bordered by an array of mature plants and shrubs with some raised planters a raised timber deck seating area, perfect for al-fresco dining or entertaining whilst the annexe enjoys its own paved patio seating area. Outside power points and water tap, greenhouse and two timber sheds.

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