



- TERRACED PROPERTY IN POPULAR LOCATION ON THE OUTSKIRTS OF TOWN
- SITTING ROOM, KITCHEN DINER
- TWO DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- FRONT AND REAR GARDENS
- ALLOCATED PARKING
- GAS CENTRAL HEATING, DOUBLE GLAZING
- IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE

Little Week Road, Dawlish, EX7 0NL

Guide Price £220,000

A fantastic opportunity to purchase this lovely two bedroom mid terrace property situated in a popular location on the outskirts of Dawlish with accommodation briefly comprising; sitting room, kitchen diner, two double bedrooms, modern family bathroom, gas central heating, double glazing, front and rear gardens, allocated parking space.

An ideal first time buy or buy to let investment.



Property Description

uPVC front door into...

SITTING ROOM

uPVC double glazed window to front, radiator, power points, television aerial connection point. Stairs rising to first floor. Useful under stairs storage cupboard. Laminate flooring. Doorway through to...

KITCHEN/DINER

With timber frame window to rear and aluminium framed double glazed sliding doors opening to rear garden, matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven and four ring electric hob with extractor above, wall mounted gas boiler supplying domestic hot water and gas central heating, space and plumbing for washing machine, space for large upright fridge freezer, tiled splash backs, power points, ceiling spotlights.

FIRST FLOOR LANDING

Power point, radiator, loft access hatch.

BEDROOM ONE

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

FAMILY BATHROOM

White suite comprising close coupled WC, inset wash hand basin set into vanity unit with storage cupboards beneath, panelled bath, wall mounted electric shower, folding glazed shower screen, vanity unit, chrome ladder heated towel rail, useful storage cupboard with slatted shelving, extractor fan, ceiling spotlights.

BEDROOM TWO

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





OUTSIDE

The front garden is predominantly laid to lawn with pathway giving access to front door. To the rear, the rear garden is enclosed by fencing and is predominantly laid to lawn with pathway giving access to rear gate leading to **PARKING SPACE**. Timber shed. Patio area perfect for alfresco dining, raised timber planter.

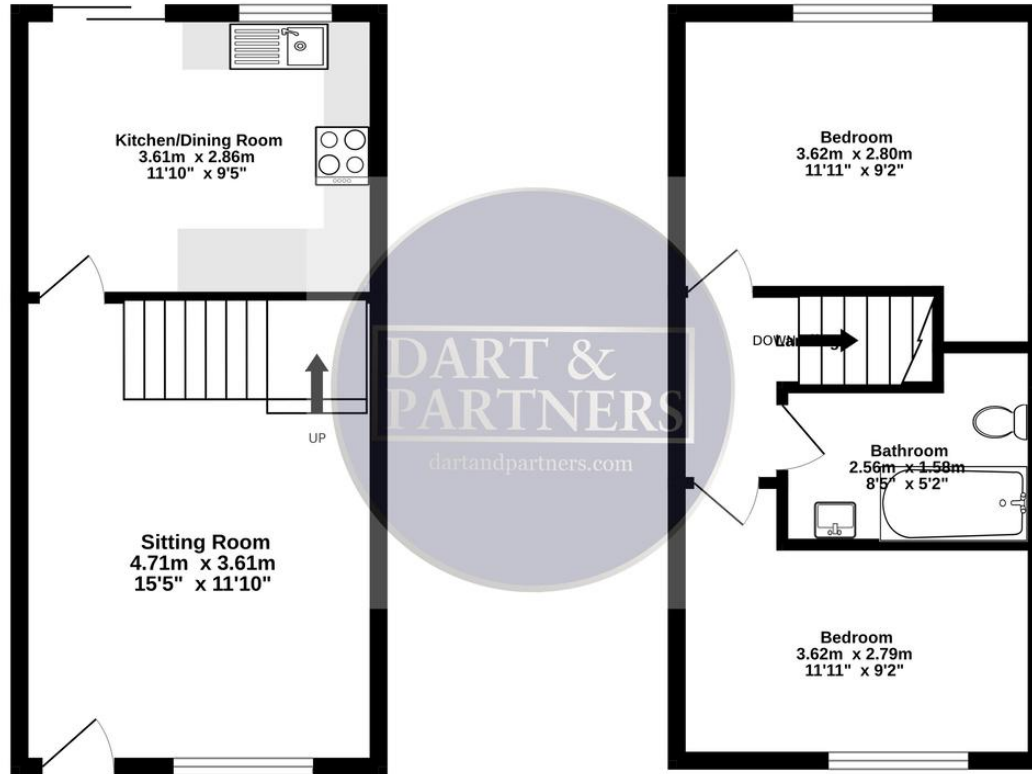
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band B

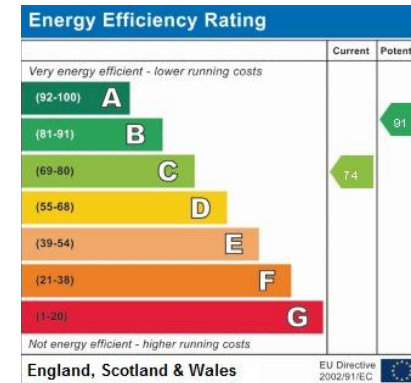
Ground Floor
27.3 sq.m. (294 sq.ft.) approx.

1st Floor
27.2 sq.m. (293 sq.ft.) approx.



TOTAL FLOOR AREA : 54.5 sq.m. (587 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



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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