



- WELL PRESENTED SEMI DETACHED PROPERTY
- SITUATED IN FAVOURED LOCATION ON OUTSKIRTS OF DAWLISH
- SPACIOUS LIVING ROOM/DINER
- FITTED KITCHEN
- GROUND FLOOR SHOWER ROOM
- THREE BEDROOMS, FAMILY BATHROOM
- FRONT & REAR GARDENS, GARAGE IN NEARBY BLOCK
- uPVC D/G, GAS C/H

Linden Road, Dawlish, EX7 9QA

Guide Price £299,950

Offered to the market for the first time in 32 years is this well presented three bedroom semi detached property, situated in a popular residential location on the outskirts of Dawlish town, offering spacious family accommodation briefly comprising reception hall, ground floor shower room, fitted kitchen, spacious living room/diner, three bedrooms, family bathroom, front and rear gardens, uPVC double glazing and gas central heating, single garage. An early viewing comes highly recommended.



Property Description

Obscure glazed uPVC front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Power point, useful storage cupboard with timber shelving, radiator, understairs storage cupboard with control unit for solar panels and battery, door to...

GROUND FLOOR SHOWER ROOM

Obscure uPVC double glazed window to front, white suite comprising close coupled WC, inset wash hand basin into vanity unit with tiled splashback, glazed quadrant shower enclosure with mains fed shower, extractor fan, heated ladder towel rail, door through to...

LIVING ROOM/DINER

uPVC double glazed windows to front and rear aspects, two radiators, power points, telephone socket, television aerial connection point.

KITCHEN

uPVC double glazed window to rear, obscure uPVC double glazed back door giving access to rear garden, matching range of wall and base units with roll top worksurface over, inset stainless steel one and a half bowl sink drainer, integrated electric oven and microwave, four burner gas hob with extractor above, tiled splashbacks, integrated washing machine and dishwasher, integrated fridge and freezer, two wine racks.

uPVC double glazed window to side on the half landing.

FIRST FLOOR LANDING

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





BEDROOM 1

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

BEDROOM 3

uPVC double glazed window to rear enjoying far reaching countryside views, radiator, power points.

BEDROOM 2

uPVC double glazed window to front, radiator and power points, television aerial connection point.

FAMILY BATHROOM

Obscure uPVC double glazed window to front, white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit with storage cupboard and drawers, panelled bath with shower attachment, tiled splashbacks, chrome ladder heated towel rail.



OUTSIDE

To the front there is a fully enclosed garden with shiplap fencing, predominantly laid to paved patio and bordered by mature plants and shrubs. The rear garden is fully enclosed and laid to welsh slate paving. Outside water tap, raised planter with mature plants and shrubs, water butt and timber pedestrian access gate. Single garage situated in a block with metal up and over door beneath a pitched roof.



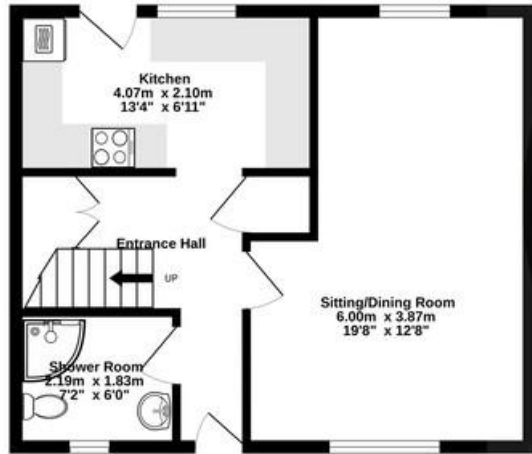
Agents Note . The Solar Panels are owned.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C

The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.

Ground Floor
41.8 sq.m. (449 sq.ft.) approx.



1st Floor
41.8 sq.m. (449 sq.ft.) approx.



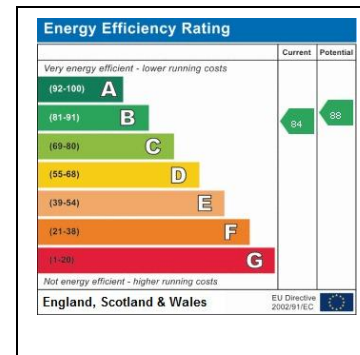
Garage
12.3 sq.m. (132 sq.ft.) approx.



TOTAL FLOOR AREA : 95.8 sq.m. (1031 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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9 Queen Street, Dawlish, Devon,
EX7 9HB

www.dartandpartners.com
01626 862057
property@dartandpartners.com

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