



4 Acer Row, Dawlish, EX7 0GN

£385,000 Freehold

Modern Detached House • Three Bedrooms • Sociable Kitchen/Diner • Living Room • Downstairs WC • Family Bathroom/WC • Master Bedroom En Suite • Good Sized Level and Enclosed Rear Garden • Off Road Parking • EPC - B

Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH


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Stepping in to the bright entrance hallway with neutral decor and an attractive turning staircase, there is a useful downstairs WC with wash hand basin and doors lead off to the dual aspect living room which overlooks the front and side of the property and the kitchen/diner.

The kitchen/diner, with ceiling spotlights, is a lovely sociable space with French doors to the rear garden. The kitchen overlooks the rear garden and is fitted with base and wall units with under cabinet lighting, worktop and matching upstand. There is an integrated electric oven and grill and four ring gas hob with light and extractor above as well as an integrated washing machine. A breakfast counter with matching worktop and storage below naturally divides the areas and also provides further seating. The dining area offers ample room for dining furniture and there is a useful built in storage cupboard. French doors lead out to the rear garden.

Ascending the stairs to the lovely bright landing, there is access to the loft space and there are two very useful storage cupboards. Doors lead off to the bedrooms and family bathroom.

The master bedroom overlooks the rear and enjoys an en suite shower room with shower cubicle, low level dual flush WC and wall hung wash hand basin. There is an obscure glazed window and extractor. There are two further bedrooms, one of which overlooks the front and the other the rear.

The family bathroom comprises bath with shower above, low level dual flush WC and wash hand basin. There is an obscure glazed window to the front and extractor.

Detached 3 bedroom family home built in 2019 with lovely generous and enclosed level rear garden. Large kitchen/diner, living room, downstairs WC, master bedroom en suite and family bathroom. Off road parking and visitors parking. Great location close to schools, park, shop and leisure centre.

Council Tax band: D

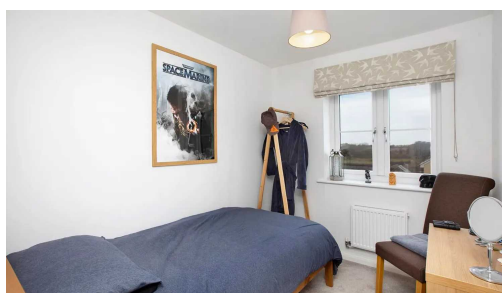
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

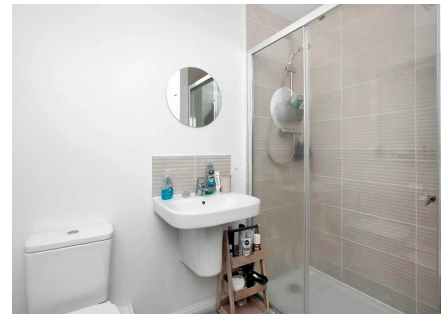
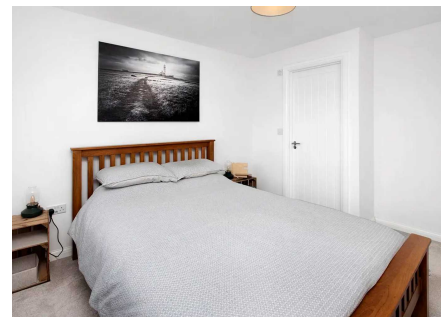


- Modern Detached House
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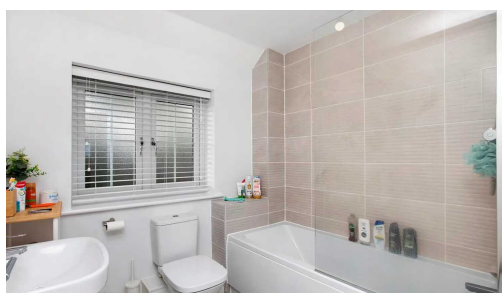


MEASUREMENTS:

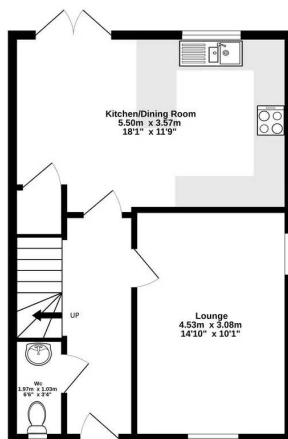
- Lounge 14' 10" x 10' 1" (4.53m x 3.08m),
- Kitchen/Diner 18' 1" x 11' 9" (5.5m x 3.57m),
- WC 6' 6" x 3' 4" (1.97m x 1.03m),
- Bedroom 10' 10" x 9' 10" (3.3m x 3m),
- Bedroom 12' 10" x 10' 10" (3.69m x 3.30m),
- Bedroom 8' 8" x 6' 11" (2.65m x 2.10m),
- Bathroom 6' 11" x 6' 4" (2.10m x 1.93m)



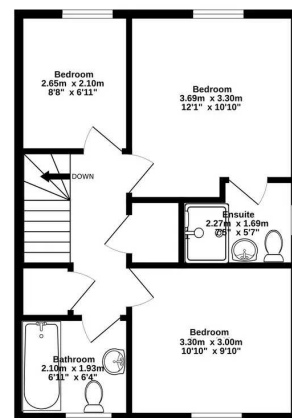
Three bedroom detached family home located in a popular residential area close to schools, shop, playing fields and leisure centre. Built in 2019, the property enjoys off road and visitors parking, a lovely sociable kitchen/diner and a good sized level and enclosed rear garden. The master bedroom has an en suite shower room in addition to the family bathroom and useful downstairs WC.



Ground Floor
44.0 sq.m. (474 sq.ft.) approx.



1st Floor
44.0 sq.m. (474 sq.ft.) approx.



TOTAL FLOOR AREA : 88.0 sq.m. (947 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other areas 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 for any prospective purchase. The layout, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreca C022

