



- SPACIOUS END TERRACE PROPERTY
- SITUATED IN A QUIET AND LEVEL LOCATION
- IN NEED OF SOME MODERNISATION THROUGHOUT
- ENTRANCE PORCH, RECEPTION HALL
- LIVING ROOM, DINING ROOM, KITCHEN
- THREE BEDROOMS, FAMILY BATHROOM
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN

## Elm Grove Close, Dawlish, EX7 0DB

Offers In Excess Of £235,000

An exciting opportunity to purchase this spacious end of terrace property situated in a quiet and level location close to schools, playing fields and leisure centre. The property does require modernisation throughout but allows the new owner to create their own style. Accommodation briefly comprising; entrance porch, reception hall, living room, dining room, kitchen, three bedrooms, family bathroom, front and rear gardens. An early viewing comes highly recommended.



## Property Description

uPVC glazed front door with matching obscure glazed windows to side into...

### ENTRANCE PORCH

Glazed timber front door into...

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, telephone point, under stairs storage cupboard, additional storage cupboard with coat hanging hooks, consumer unit and electric meter. Door through to...

### LIVING ROOM

Metal framed window to front aspect, power points, television aerial connection point, gas fire. squared arch through to...

### DINING ROOM

Metal framed window to rear, radiator, serving hatch through to kitchen, television aerial connection point.

### KITCHEN

Metal framed window and obscure glazed door giving access to back garden, base and wall units with roll top work surface, stainless steel sink drainer with cupboards beneath, tiled splash backs, space and plumbing for gas cooker, space for washing machine, power points. Door to larder cupboard with shelving and window to rear.

### FIRST FLOOR LANDING

Loft access hatch. Door to airing cupboard with factory lagged hot water cylinder and timber slatted shelving.

### BEDROOM ONE

Dual aspect with metal framed window to front and side. Built in wardrobes, power points, radiator.

### BEDROOM TWO

Dual aspect with metal framed window to rear and side aspect. Built in wardrobes, power points, radiator.





### BEDROOM THREE

Metal framed window to front aspect. Power point, radiator.



### BATHROOM

Obscure glazed window to rear, white suite comprising mid level WC, pedestal wash hand basin and panelled bath, tiled splash backs, radiator, wall mounted electric heater.



### OUTSIDE

To the front and side is a good sized garden bordered by hedging and timber fencing containing various mature plants and shrubs. A pathway gives access to the side of the property with timber gate providing access to the rear garden. The rear garden is a blank canvas offering the new owner the opportunity to create their own idyllic space. Various mature plants and shrubs bordering. Central pathway. OUTSIDE WC and COAL SHED with lean-to polycarbonate shelter. Potential to create offroad parking to the front/side STP.



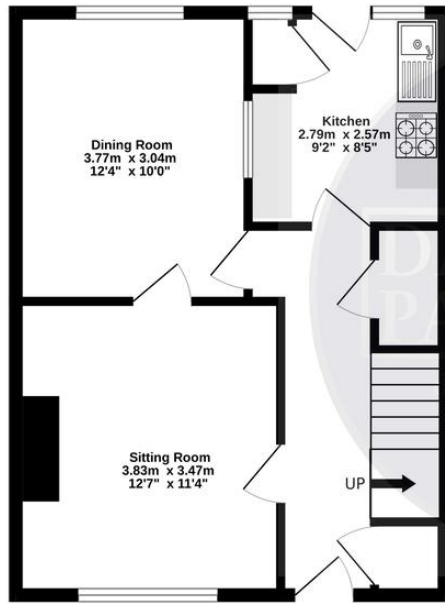
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band C

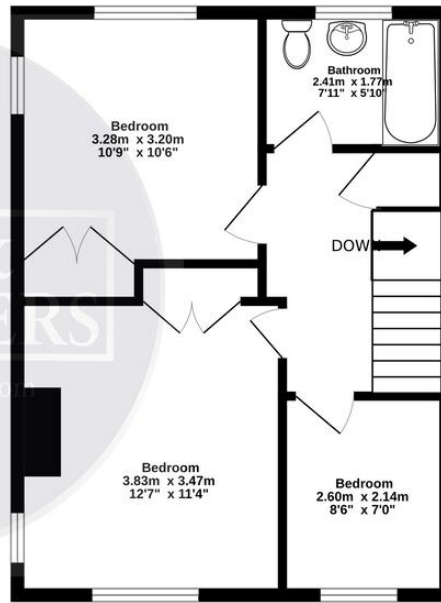
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**Ground Floor**  
42.0 sq.m. (452 sq.ft.) approx.



**1st Floor**  
42.1 sq.m. (453 sq.ft.) approx.



**TOTAL FLOOR AREA : 84.1 sq.m. (905 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 is given 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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