



- EXTENDED SEMI DETACHED HOUSE
- SITUATED IN A PLEASANT CUL DE SAC LOCATION
- NO ONWARD CHAIN
- RECEPTION HALL, FITTED KITCHEN
- LIVING ROOM, DINING ROOM
- THREE BEDROOMS, FAMILY BATHROOM
- FRONT AND REAR GARDENS
- DRIVEWAY PARKING AND CAR PORT

Firbank Road, Dawlish, EX7 0NW

£245,000

Dart & Partners are delighted to offer this extended three bedroom semi-detached house situated in a pleasant cul de sac location. Offered with NO ONWARD CHAIN and having accommodation briefly comprising; reception hall, fitted kitchen, living room, dining room, three bedrooms, family bathroom, front and rear garden, driveway parking and car port, uPVC double glazing and gas central heating.



Property Description

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An early viewing comes highly recommended to appreciate the accommodation on offer.

Obscure uPVC double glazed front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Small window to front aspect. Cupboard housing gas meter, consumer unit and electric meter, under stairs storage cupboard, radiator, power point. Door to...

KITCHEN

Fitted kitchen with uPVC double glazed window to front, matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, space and plumbing for washing machine, space for fridge freezer, space for electric cooker, tiled splash backs, power points, extractor fan, wall mounted gas boiler supplying domestic hot water and gas central heating. Door through to...

LIVING ROOM

Radiator, electric fire, power points, television aerial connection point. Squared arch through to...

DINING AREA

With uPVC double glazed window to side and sliding patio doors to rear garden. Radiator, power points.

FIRST FLOOR LANDING

Loft access hatch, power point.





BEDROOM ONE

uPVC double glazed window to front, radiator, built in wardrobes, power points.



FAMILY BATHROOM

Obscure uPVC double glazed window to side, coloured suite comprising close coupled WC, pedestal wash hand basin, panelled bath, mains fed shower, folding glazed shower screen, tiled splash backs, radiator.

BEDROOM TWO

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



BEDROOM THREE

uPVC double glazed window to rear enjoying similar views to that of bedroom Two, radiator, power points.



OUTSIDE

To the front is a small front garden, well stocked with a variety of mature plants and shrubs. DRIVEWAY PARKING ahead of the CARPORT. To the rear, the rear garden is fully enclosed with timber fencing, small timber shed.

CARPORT with metal up and over door.

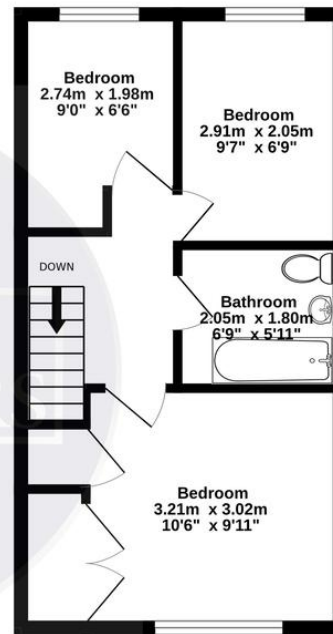
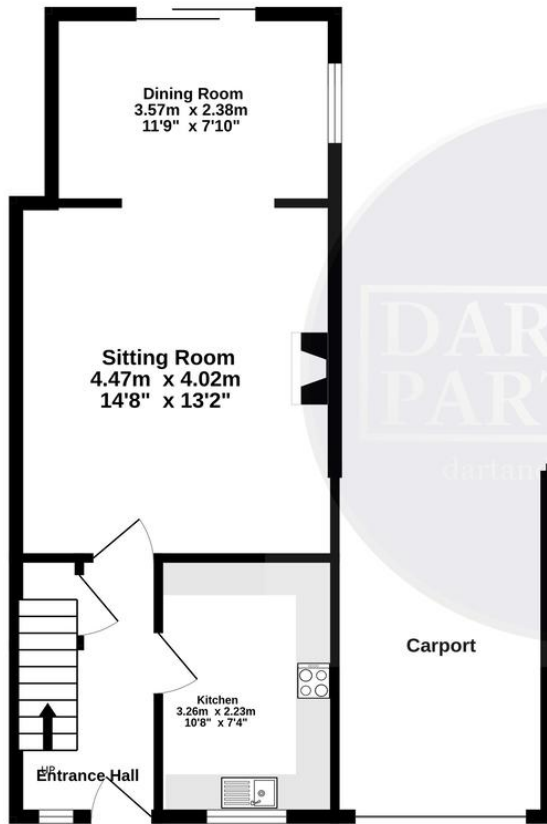
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C



Ground Floor
50.9 sq.m. (548 sq.ft.) approx.

1st Floor
31.1 sq.m. (335 sq.ft.) approx.



TOTAL FLOOR AREA : 82.0 sq.m. (883 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		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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