



- BEAUTIFULLY PRESENTED DETACHED PROPERTY
- SITUATED IN A DESIRABLE LOCATION ON THE OUTSKIRTS OF TOWN
- RECEPTION HALL, CLOAKROOM
- KITCHEN DINER, LIVING ROOM
- FOUR BEDROOMS
- MODERN SHOWER ROOM
- ENCLOSED GARDEN, PARKING AND GARAGE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Rowan Place, Dawlish, EX7 0GS

Guide Price £400,000

A beautifully presented four bedroom detached property situated in a desirable location on the outskirts of town with accommodation briefly comprising; reception hall, living room, kitchen diner, cloakroom, four bedrooms, modern family shower room, uPVC double glazing, gas central heating, enclosed garden, driveway parking, single garage.

An internal viewing comes highly recommended.



Property Description

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Obscure glazed composite front door into...

GENEROUS RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator. Door to...

CLOAKROOM

With obscure glazed uPVC double glazed window to front, white suite comprising close coupled WC, wall mounted wash hand basin with tiled splash back, radiator, wall mounted consumer unit.

LIVING ROOM

Dual aspect with uPVC double glazed window to front and side aspect with attractive shutters, radiator, power points, television aerial connection point, bio ethanol feature fireplace.

KITCHEN/DINER

With uPVC double glazed window and double doors giving access to rear garden, matching range of wall and base units with roll top work surface over, inset stainless steel one and a half bowl sink drainer, integrated electric oven, four burner gas hob with extractor canopy above, integrated fridge freezer, dishwasher and washing machine, wall mounted gas boiler supplying domestic hot water and gas central heating, breakfast bar area, radiator, power points, useful under stairs storage cupboard, ceiling spotlights.





FIRST FLOOR LANDING

Loft access hatch, power points. Door to storage cupboard with space for tumble dryer. power points. Timber slatted shelving.

BEDROOM ONE

uPVC double glazed window to rear, radiator, power points, fitted wardrobes with dressing table.

BEDROOM TWO

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

BEDROOM THREE

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

BEDROOM FOUR

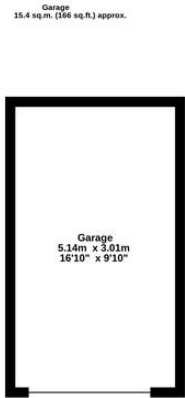
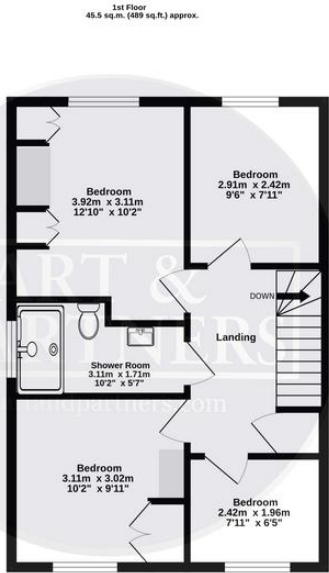
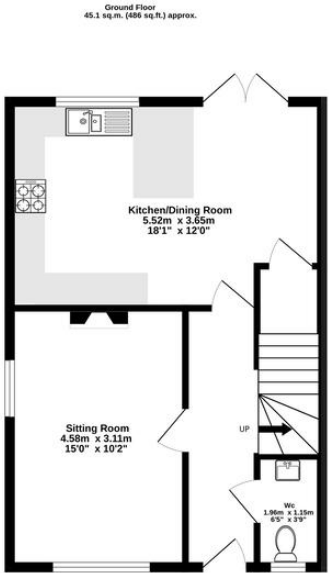
Obscure uPVC double glazed window to front, radiator, power points.

OUTSIDE

The front of the property provides **PARKING** for three vehicles. **SINGLE GARAGE** with metal up and over door, power and light. the rear garden which is fully enclosed enjoys a sunny aspect and provides a safe pet and child friendly space. Outside water tap. the rear garden is predominantly laid to artificial grass with a generous paved patio seating area, perfect for alfresco dining or entertaining. Timber storage shed and playhouse. The garden enjoys a sunny aspect. Timber side gate giving access to driveway.

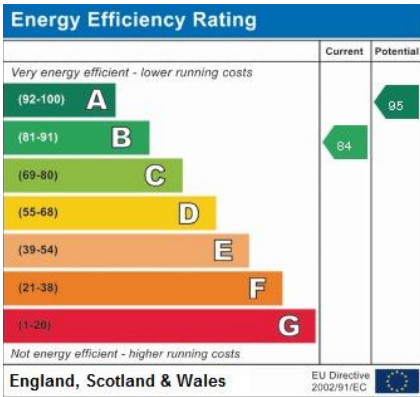


Freehold
Council Tax Band D



TOTAL FLOOR AREA : 106.0 sq.m. (1141 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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