



West of 

Elm Grove Drive

Dawlish

£260,000

Elm Grove Drive

Dawlish £260,000

Wonderful light and spacious three bedroom mid terrace house, situated in the highly sought after coastal town of Dawlish and enjoying good access to the local beaches, local amenities and train link. This beautifully presented property features; light and spacious living/dining room opening through to a further spacious kitchen/dining room with modern fitted kitchen. On the first floor are three good sized bedrooms and modern bathroom. Outside to the front of the property is an open garden space and to the rear a good sized low maintenance garden tastefully landscaped and featuring; a covered decked terrace adjoining the rear of the property - great for entertaining! Leading onto a further garden space laid to paving and decking with fitted garden shed, and leading onto a hard standing parking for one vehicle with double gates allowing access from the rear. The property is sold Chain Free.

Attractive mid terrace house | Three generous sized bedrooms | Light and spacious living room | Further spacious kitchen/dining room | Modern fitted kitchen | Modern bathroom | Good sized rear garden | Hardstanding parking for one vehicle | New decor and floorings | Chain Free

PROPERTY DETAILS:

APPROACH

Part glazed Upvc front door to enclosed entrance porch.

ENCLOSED ENTRANCE PORCH

Upvc double glazed windows to side and front aspect with obscure glass. Coat hanging space. Cupboard housing utility meter. Door to living room.

LIVING ROOM

14' 7" x 14' 0" (4.44m x 4.27m) Light and spacious large full height Upvc double glazed window to front aspect. Feature fireplace with pebble effect ornate gas fire (currently capped off). Stairs to first floor. Radiator. TV and telephone points. Opening through to the kitchen/dining room.

KITCHEN/DINING ROOM

14' 7" x 10' 5" (4.44m x 3.18m) Further light and spacious kitchen/dining room with Upvc double glazed window to rear aspect with outlook over the garden and Upvc double glazed sliding patio door to garden. Modern fitted kitchen with range of base, wall and drawer units in dark grey finish. Worktop with tiled surround and inset stainless steel sink. Integral electric oven and gas hob, with stainless steel splash panel and cooker hood over.



Space and plumbing for washing machine. Further under worktop space/breakfast bar area. Radiator. Matching wall unit housing gas combi boiler. Door to understair storage cupboard.

FIRST FLOOR

STAIRS/LANDING

Stairs from living room to first floor landing. Hatch to boarded loft space with pull-down ladder. Doors to bedrooms and bathroom.

BEDROOM 1

16' 0" x 8' 5" (4.88m x 2.57m) Light and spacious double bedroom with large Upvc double glazed window to front aspect. Radiator. TV point.

BEDROOM 2

9' 3" x 8' 5" (2.82m x 2.57m) Further double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator.

BEDROOM 3

11' 2" x 6' 0" (3.4m x 1.83m) Good sized single bedroom with Upvc double glazed window to front aspect. Radiator. Overstair bulk head with space over.

BATHROOM

6' 0" x 5' 9" (1.83m x 1.75m) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and bath with tiled surround, glass shower screen and mixer tap with shower head attachment. Radiator. Extractor fan. Fully tiled walls.

OUTSIDE

FRONT

Open front garden with path to front door and low maintenance garden areas laid to gravel with a variety of plants and shrubs.

REAR GARDEN

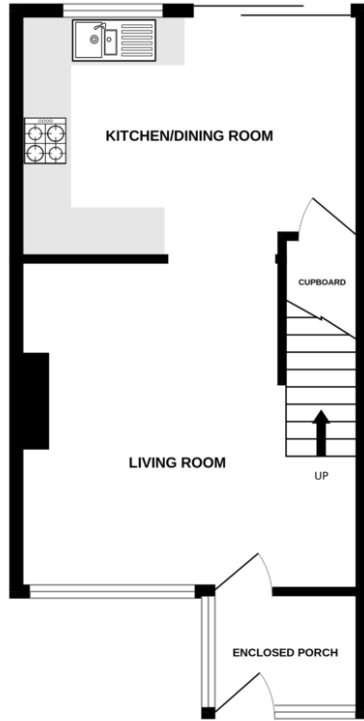
Good sized low maintenance rear garden tastefully landscaped featuring; covered decked terrace adjoining the rear of the property with two steps up to a further garden area featuring paved and decked areas leading down to a hardstanding offering parking for one vehicle. Fitted garden shed. Double gates and single pedestrian gate to rear access.

AGENTS NOTES

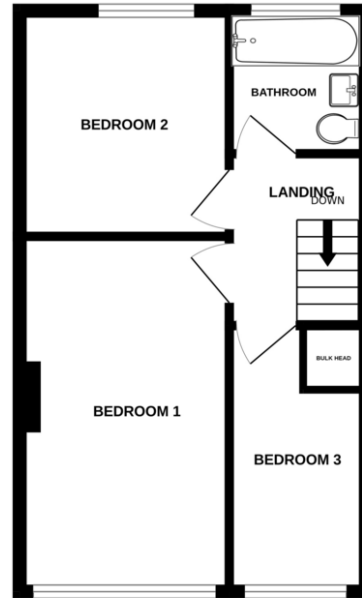
The property is Freehold
Council Tax Band: C - Teignbridge District Council
The property will be sold Chain Free.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with MetroPix ©2024

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk