



A spacious and well-presented three-bedroom semi-detached family home. Located in the desirable seaside town of Dawlish, this property benefits from off road parking, garage and rear garden. Internally the property offers three double bedrooms, family bathroom and large downstairs living space.

25 North Lodge Close | Dawlish | EX7 9QD





PROPERTY TYPE

Semi-Detached



SIZE

1055 SQ FT



LOCATION

Dawlish



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

C 72



COUNCIL TAX BAND

C



### in a nutshell...

- CHAIN FREE
- Family Home
- Three Double Bedrooms
- Rear Garden
- Desirable Location
- Garage
- Close to Local Amenities
- Off Road Parking





## the details...

Check out this excellent, semi-detached family home with three double bedrooms, a garage, and an enclosed rear garden, in a quiet cul-de-sac location, in the popular seaside town of Dawlish.

Inside, it is nicely presented with light and neutral decor throughout and feels warm and welcoming with gas central heating and double glazing.

The accommodation briefly comprises, on the ground floor, an entrance hallway with a staircase, rising to the first floor and a cupboard beneath, a convenient ground floor cloakroom with a WC and basin, a utility cupboard with plumbing for a washing machine, and a second cupboard providing additional storage, a good sized kitchen with a half-glazed door to the garden and a fitted kitchen in white with plenty of worktop and cupboard space, a gap for a cooker with a filter hood above, a space for a slimline dishwasher, and room beneath the worktops for additional appliances, and a spacious, L-shaped living/dining room, filled with light from wide windows to the front and rear.

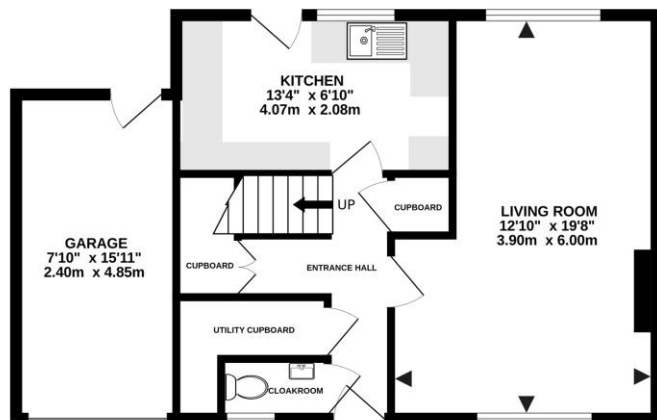
Upstairs, there are three light and airy bedrooms, all double sized, the principal bedroom with a papered feature wall and views over the town, an airing cupboard off the landing has slatted shelving for linen, and also houses a condensing combi-boiler that provides the central heating and hot water on demand, and completing the accommodation is a newly refurbished family bathroom comprising a bath with a shower attachment and shower above, a WC, and a pedestal basin.

Outside, the front garden has a lawn and several Torbay Palms, and the rear garden is private, a decent size, and is fully enclosed making it safe for both children and pets. It requires minimal maintenance as it is mostly paved, great for a barbecue or sharing drinks with friends and family. A timber shed provides additional storage, and steps lead up to a door into the rear of the attached single garage that has lights, power, and an up and over door to the tarmac driveway, where there is additional parking for one car with more on-road if required.

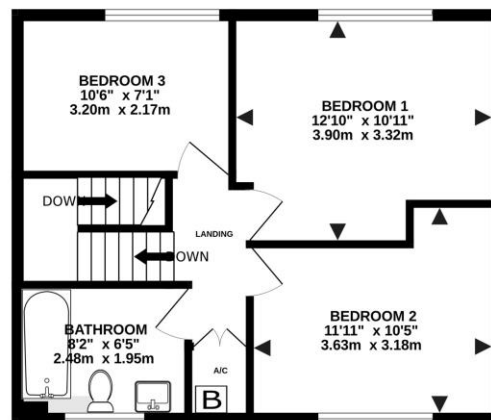


## the floorplan...

GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

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## the location...

Dawlish has a great deal to offer with its stunning sandy beaches, local shops, public houses, highly regarded primary and secondary schools ideal for a growing family and a railway station to the town centre of Newton Abbot, Teignmouth and Exeter City Centre where you can find a host of different amenities. This seaside town is also only a short walk away from Dawlish Warren where you can find a host of different activities. It also benefits from easy access to the A380 making it convenient for commuters to Exeter Airport and Exeter City Centre.

### Shopping:

Town Centre: 1.3 miles

Sainsburys: 3.0 miles

Convenience Store: 0.7 miles

### Relaxing

Dawlish Warren Golf Club: 3.2 miles

Dawlish Leisure Centre: 2.0 miles

Oaklands Woods: 0.2 miles

Dawlish Beach: 1.2 miles

### Travel

Local Bus Stop: 0.1 miles

Train Station: 1.2 miles

Exeter Airport: 17.5 miles

### Schools

Primary School: 0.4 miles

Secondary School: 1.6 miles

Please check Google maps for exact distances and travel times.

**Property postcode: EX7 9QD**

## how to get there...

As you drive towards Dawlish along Teignmouth Road, head passed the Smugglers Inn and take a left onto John Nash Drive. Follow the road along and towards the end on the right-hand side you will find North Lodge Close. The property can be located on the left hand side.





Need a more complete picture? Get in touch with your local branch...

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