



A spacious and detached three-bedroom family home with a generous garden and parking. Located in the desirable seaside town of Dawlish and close to local primary and secondary schools.

48 Roscoff Road | Dawlish | EX7 0FE



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

992 SQ FT



LOCATION

Dawlish



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

C 79



COUNCIL TAX BAND

C



### in a nutshell...

- Off Road Parking
- Garage
- Family Home
- Main Bedroom With En Suite
- Spacious Rear Garden
- Close to Local Primary and Secondary School
- Close to Amenities
- Spacious Family Living
- Well Presented Throughout
- CHAIN FREE





the details...

## **THE PROPERTY**

Situated on a corner plot in a sought after area of Dawlish is this three bed detached family home. It has off road parking, garage and a spacious rear garden. Internally the property is well presented and benefits from being located to a local corner shop and within walking distance to both primary and secondary schools.

## **STEP INSIDE**

As you walk through the front door there is a small entrance hallway. It provides access to the first floor and a door through to the downstairs living space. The door into the rest of the ground floor opens into the lounge. It is a spacious room with more than enough space for furniture. A light and airy room with a big window to the front of the property. A door leads through to the kitchen/diner.

To the left of the kitchen/diner is the WC. It contains a wash hand basin and low level WC. The kitchen/diner is a fantastic space for the family and for hosting. There are double patio doors out to the rear garden and a further window to the middle of the kitchen letting in plenty of light. There is a range of matching wall and floor based units with work surface over. There is also a large under stair storage cupboard to the corner of the room.

## **FIRST FLOOR**

As you approach the top of the stairs there is a small landing providing access to the loft, a storage cupboard and doors to further rooms.

Bedroom three is a spacious single room, ideal for a young child or an office space. Bedroom two is a good sized double and has ample space for double bed and further furniture. The main bedroom is a large double and benefits from its own en suite. The en suite has a walk in shower cubicle, WC and wash hand basin.

The family bathroom is located to the middle of the landing and has a bathtub with shower over, low level WC and wash hand basin.

## **OUTSIDE**

The rear of the property boasts a spacious garden that stretches around to the side of the property. There is a small patio space outside the patio doors and the rest of the garden is pebbled. To the side of the property is a decked area, flower bed and a gate leading to the front of the house.

The front of the property has a driveway which leads into a single garage.



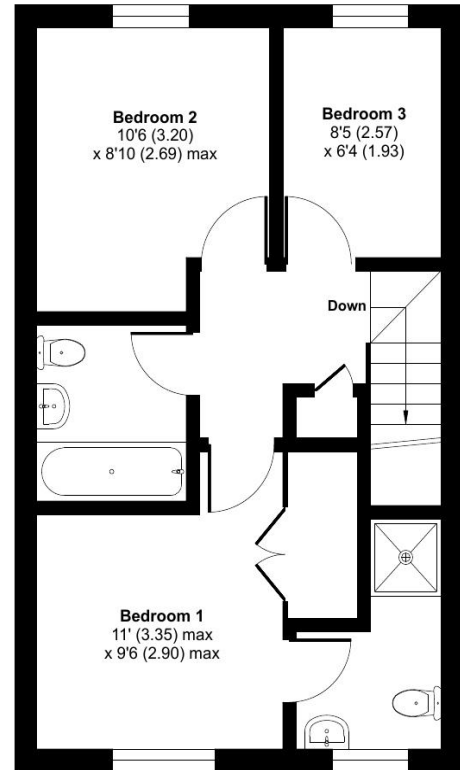
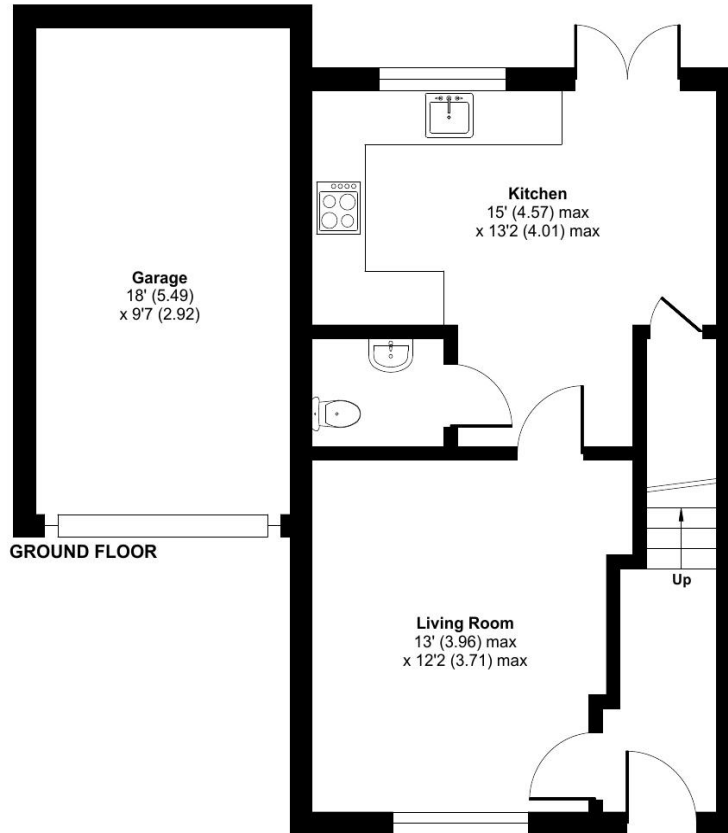
## Roscoff Road, Dawlish, EX7

Approximate Area = 818 sq ft / 75.9 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 992 sq ft / 92 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1104199



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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

Supermarket: 2.2 miles

Town Centre: 1.1 miles

### Relaxing

Dawlish Beach: 1.2 miles

Dawlish Warren Golf Club: 2.4 miles

### Travel

Local Bus Stop: 0.2 miles

Train Station: 1.2 miles

Exeter Airport: 16.7 miles

### Schools

Primary: 0.3 miles

Secondary: 0.7 miles

Please check Google maps for exact distances and travel times.

**Property postcode: EX7 0FE**

### how to get there...

From the Co-op in Dawlish town centre, take the left-hand lane and follow the road up Iddesleigh Terrace which feeds into Exeter Road. Continue along Exeter Road before taking a left onto Elm Grove Road. Follow Elm Grove Road all the way to the end, past the secondary school and past Gatehouse Primary School. Take a right on the roundabout and then a left onto Roscoff Road. Follow the road around to the right and 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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