



- WELL PRESENTED DETACHED PROPERTY IN FAVOURED LOCATION
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- RECEPTION HALL, LIVING ROOM
- KITCHEN DINER
- THREE BEDROOMS
- FAMILY BATHROOM, EN-SUITE SHOWER ROOM
- GARDENS, PARKING AND GARAGE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Roscoff Road, Dawlish, EX7 0FF

£340,000

Dart & Partners are delighted to present this three bedroom detached property situated in a favoured location close to schools and local amenities. The property offers well presented accommodation briefly comprising; reception hall, living room, kitchen diner, three bedrooms, master with en-suite, family bathroom, driveway parking, garage, garden, uPVC double glazing and gas central heating.



Property Description

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

Obscure glazed door into...

RECEPTION HALL

With door through to living room and stairs rising to first floor. Radiator, wall mounted consumer unit, power points.

LIVING ROOM

uPVC double glazed window to front, radiator, power points, television aerial connection point, Glazed timber door through to...

KITCHEN/DINER

With uPVC double glazed window and double doors opening to rear garden. Matching range of Shaker style kitchen units with inset one and a half bowl stainless steel sink drainer, built in electric oven and four burner gas hob with stainless steel extractor canopy above, wall mounted gas boiler supplying domestic hot water and gas central heating, space and plumbing for washing machine and tumble dryer, tiled splash backs, integrated fridge freezer, space and plumbing for dishwasher, timber effect roll top work surface, radiator, power points, useful under stairs storage with built in timber shelving. Door to...

CLOAKROOM

White suite comprising close coupled WC, pedestal wash hand basin with tiled splash back, radiator, extractor fan.

FIRST FLOOR LANDING

With useful storage cupboard with hanging rail and shelving. Power points and loft access hatch.

BEDROOM ONE

uPVC double glazed window to front, built in wardrobes with shelving and hanging rails, radiator, power points, television aerial connection point. Door through to...





EN-SUITE SHOWER ROOM

With obscure glazed uPVC window to front, white suite comprising close coupled WC, pedestal wash hand basin, large shower enclosure with glazed door and wall mounted electric shower, chrome ladder heated towel rail, shaver socket, extractor fan.

FAMILY BATHROOM

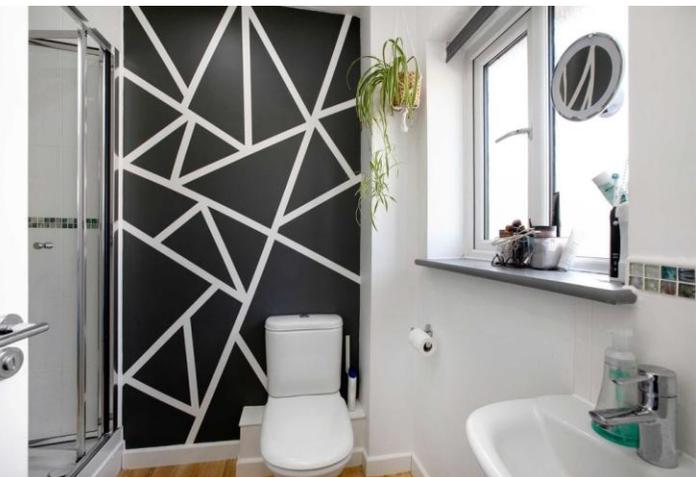
White suite comprising close coupled WC, pedestal wash hand basin and panelled bath with hand held shower attachment, tiled splash backs, chrome ladder heated towel rail, shaver socket.

BEDROOM TWO

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

BEDROOM THREE

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



OUTSIDE

To the front there is **DRIVEWAY PARKING** ahead of the **GARAGE**. To the rear, the garden is fully enclosed by shiplap fencing and is predominantly laid to chippings for ease of maintenance with a paved patio area. Raised flower beds containing mature plants and shrubs. The garden extends to the side of the property which has an area of timber decking, perfect for a bistro table and chairs and barbecue. Raised flower bed area. A timber side gate gives access to the front of the property. Outside power socket and water tap.

GARAGE

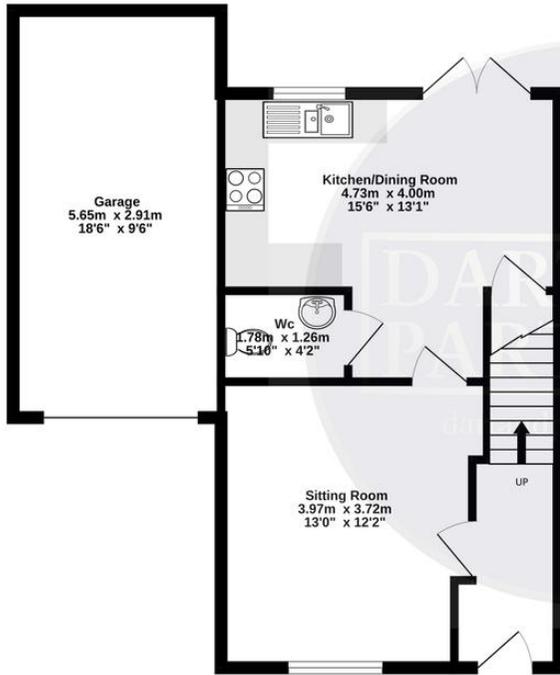
With electrically operated roller door, power and light.

MATERIAL INFORMATION - Subject to legal verification

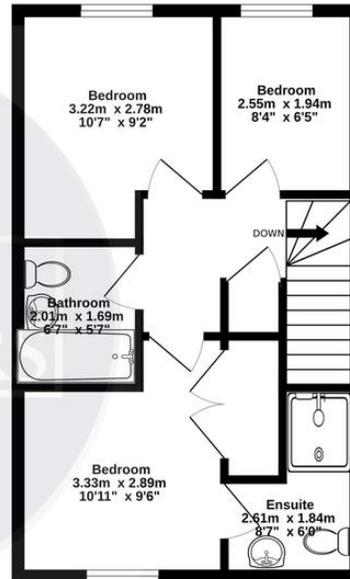
Freehold
Council Tax Band C



Ground Floor
54.1 sq.m. (582 sq.ft.) approx.

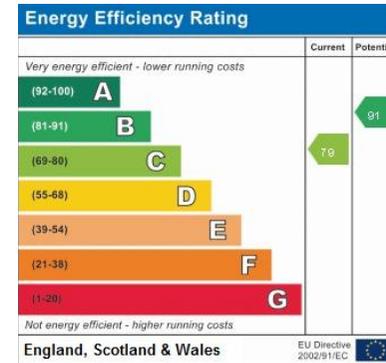


1st Floor
37.1 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA : 91.1 sq.m. (981 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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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