



- EXTENDED DETACHED PROPERTY SITUATED ON THE OUTSKIRTS OF DAWLISH
- THREE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM AND DRESSING ROOM
- SITTING ROOM. DINING ROOM
- KITCHEN, CONSERVATORY
- BATHROOM, SEPARATE WC
- GARDENS, DRIVEWAY PARKING
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- UPVC DOUBLE GLAZING

### Exeter Road, Dawlish, EX7 0AN      Guide Price £425,000

Offered with no onward chain is this extended three bedroom detached 1930's property situated in a popular location on the outskirts of Dawlish. Accommodation briefly comprising; entrance porch, reception hall, large sitting room, dining room, kitchen, conservatory, three bedrooms, one with en-suite shower room, family bathroom, WC, driveway parking, gardens, some sea views. The property has been in the same family ownership for many years and offers a fantastic opportunity for the new owner to create their own style. An early viewing is highly recommended.





## Property Description

Glazed uPVC front door into...

### ENTRANCE PORCH

With obscure glazed timber door opening into...

### RECEPTION HALL

With door to living room and stairs rising to first floor. Useful under stairs storage cupboard, parquet flooring, night storage heater. Arch through to...

### DINING ROOM

Dual aspect with uPVC double glazed window to front, uPVC double glazed sliding doors to rear, night storage heater, parquet flooring, power points, wall mounted fuse board housed in cupboard.

### LIVING ROOM

Triple aspect with uPVC double glazed bay window to front, uPVC double glazed windows to side, sliding patio door to rear aspect. Slate fireplace with matching hearth, two night storage heaters, power points, built in cupboard, window seat into bay window with useful storage beneath.

### KITCHEN

Dual aspect with uPVC double glazed window to side and glazed uPVC back door into **CONSERVATORY**. Matching range of wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, eye level electric oven, four ring electric hob with extractor canopy above, space and plumbing for washing machine, dishwasher, fridge and freezer, tiled splash backs, power points, useful serving hatch through to **DINING ROOM**.

### CONSERVATORY

With polycarbonate roof and double doors opening into the rear garden. Power points.

### FIRST FLOOR LANDING

Loft access hatch with ladder to boarded loft space. Power point.







### BEDROOM ONE

Dual aspect room with uPVC double glazed bay window to front and uPVC double glazed window to side aspect, range of wardrobes and chests of drawers, power points.

### BEDROOM TWO

Two uPVC double glazed windows to front, night storage heater, power points. Sliding door to...

### EN-SUITE

With obscure glazed uPVC double glazed window to rear, coloured suite comprising close coupled WC, pedestal wash hand basin, tiled shower enclosure with wall mounted electric shower, heated towel rail.



### BEDROOM THREE

Dual aspect with uPVC double glazed windows to side and rear aspect, power points.

### WC

With obscure uPVC double glazed window to side, close coupled WC.



### BATHROOM

Obscure uPVC double glazed window to side, coloured suite comprising pedestal wash hand basin, panelled corner bath with wall mounted electric shower and glazed folding shower screen, tiled splash backs. Airing cupboard with factory lagged hot water cylinder and timber slatted shelving. Chrome heated towel rail, shaver socket, vanity mirror.



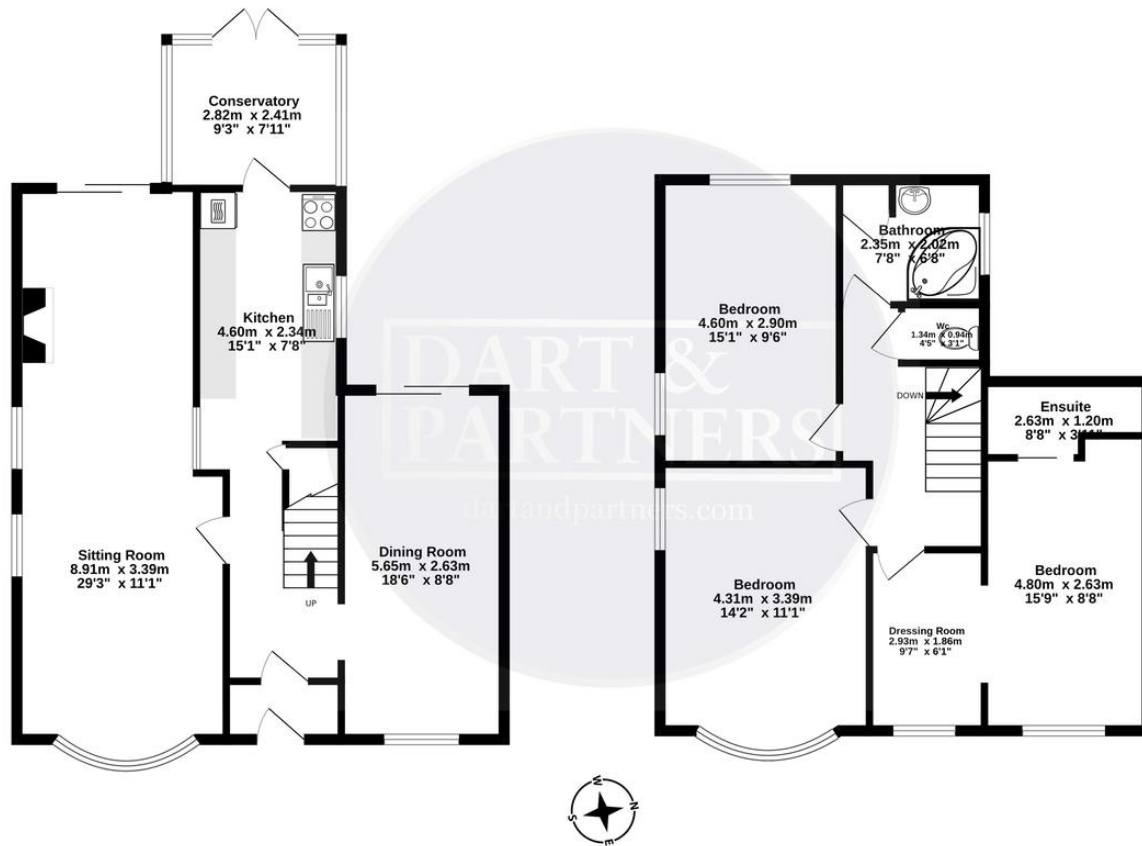
### OUTSIDE

To the front of the property there is **DRIVEWAY PARKING**. Well planted flower beds. Steps giving access to the front door. Paved terrace to the front and a pathway extends to the side of the property with a timber side gate giving access to the rear garden. The rear garden is predominantly laid to lawn, bordered by an array of mature plants and shrubs including an attractive monkey puzzle tree. Small garden pond. Two areas of paved patio, perfect for alfresco dining or



Ground Floor  
68.5 sq.m. (737 sq.ft.) approx.

1st Floor  
62.3 sq.m. (670 sq.ft.) approx.



TOTAL FLOOR AREA : 130.7 sq.m. (1,407 sq.ft.) approx.

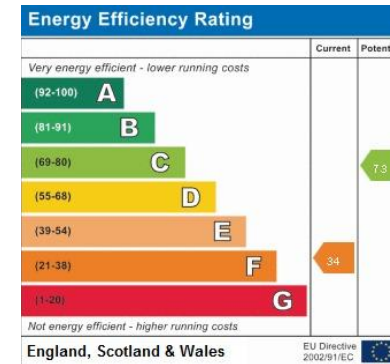
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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entertaining. A good size timber shed and greenhouse, perfect to keep keen gardeners occupied. Outside water tap. Small timber shed to side of property.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band E



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