



20 Roscoff Road Dawlish, Devon EX7 0FF



£295,000

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

If you are looking for a substantial, modern family home over 3 floors with large social spaces, you may have found the home for you! This modern town house has been updated with a sleek kitchen, which includes integral appliances, a dining area with double doors opening onto the rear garden, a master bedroom with en-suite, 2 further double bedrooms, a terraced garden, allocated parking, and a garage. The property has a gas combi boiler, radiators in all rooms and double glazing throughout.

The property is in easy walk of local schools, the leisure centre, and the town centre. Dawlish offers a wide range of amenities, including beaches and parks, many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés.

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.

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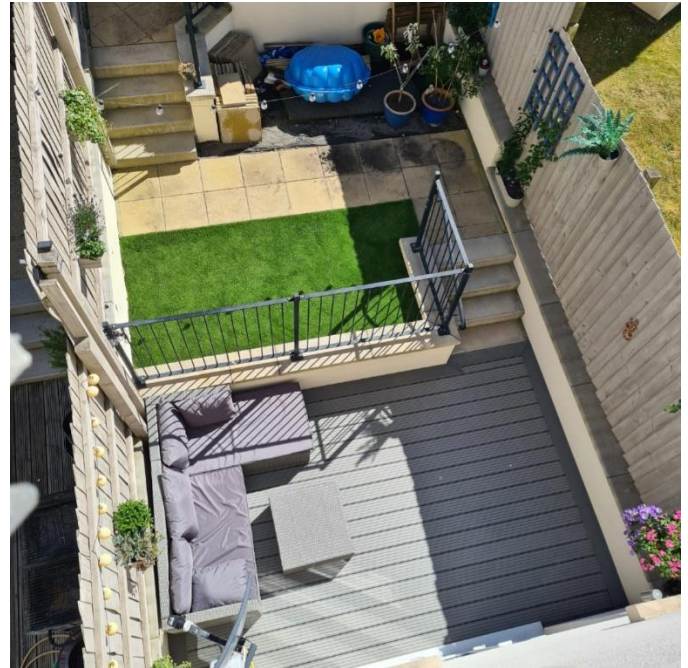
Front of Property: The property has a small front garden, with a boundary fence. As you approach the front door, the house rises 3 floors above you. On street parking is available to the front, for family and friends.

Entrance Hall: The entrance hall welcomes you with sleek, gloss, tiled floors, which are laid throughout the ground floor. The area leads to the kitchen/diner and has a contemporary decorated W.C. The stairs lead you up to the first floor.



Kitchen/Diner: The kitchen and dining room are stunning. The new kitchen has been thoughtfully laid out to maximise storage and a practical lay out of appliances. A large family space at the far end of the room provides space for a dining table and sofa. Double doors lead out the rear garden and flood the room with natural light. There is also a walk-in cupboard built in under the stair recess.



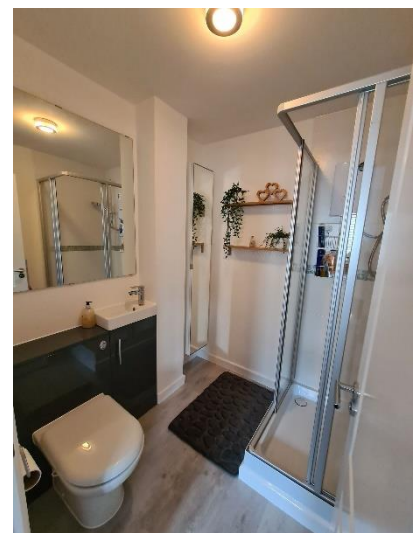


First Floor

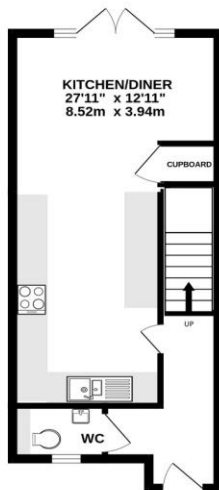
Lounge: The lounge is spacious and has 2 windows looking over the rear garden. This is the perfect space for getting together and relaxing.

Master Bedroom: The master suite looks out to the front of the property and has space for a king-sized bed and other bedroom furniture.

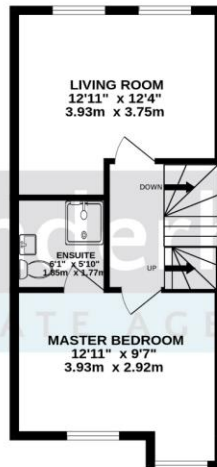
En-suite: The owners have begun to remodel the bathroom, installing a new toilet and sink, which has been relocated. The current shower and cubicle are working efficiently. However, there is now space for the new owners to update this with a large double shower, if they wish.



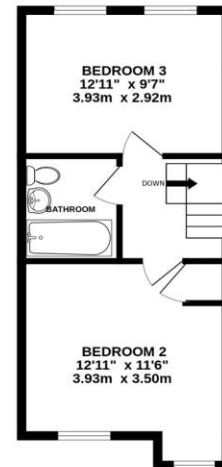
GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



Second Floor

Bedroom 2: This room is large and fitted with laminate flooring. The room has windows overlooking the front of the property. A large, fitted cupboard is positioned behind the door. The room has plenty of space for bedroom furniture and further storage.

Bathroom: The family bathroom has a bath, with shower over, W.C., and sink.

Bedroom 3: This room is also large and fitted with laminate flooring. The room has windows overlooking the rear of the property. The room has plenty of space for bedroom furniture and further storage.

Outside: The rear garden has composite decking installed, immediately outside the kitchen doors, which is a sun trap. Steps lead to a lawn area, which is laid with artificial grass and bordered with paving. A gate leads to the rear allocated parking and the garage.



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