



- SEMI DETACHED BUNGALOW FINISHED TO A HIGH STANDARD
- NO ONWARD CHAIN
- RECEPTION PORCH, RECEPTION HALL
- KITCHEN, LIVING ROOM DINER
- TWO DOUBLE BEDROOMS, CONSERVATORY
- MODERN SHOWER ROOM
- FRONT AND REAR GARDENS, DRIVEWAY PARKING
- POTENTIAL TO CONVERT LOFT SPACE SUBJECT TO CONSENTS

Warren Road, Dawlish Warren, EX7 0PQ

Guide Price £315,000

A fantastic opportunity to purchase this "ready to move into" two bedroom semi-detached bungalow, finished to a high standard throughout and offered with NO ONWARD CHAIN. Further potential to create an additional bedroom and en-suite in roof space subject to the relevant consents. Accommodation briefly comprising; reception porch, reception hall, kitchen, living room diner, conservatory, two double bedrooms, modern shower room, garden, driveway parking. An internal viewing comes highly recommended.



## Property Description

Obscure glazed composite front door into...

### ENTRANCE PORCH

Radiator, obscure glazed door through to...

### RECEPTION HALL

Power points. Loft access hatch. Door to useful storage cupboard with coat hanging hooks, hanging rail and timber shelving. Wall mounted consumer unit.

### OPEN PLAN KITCHEN

with uPVC double glazed window to front, modern range of high gloss wall and base units with roll top work surface, inset one and a half bowl stainless steel sink drainer, integrated electric oven, four ring electric hob, stainless steel extractor canopy above, space and plumbing for dishwasher, space for fridge freezer, radiator, power points, wall mounted gas boiler supplying domestic hot water and gas central heating, tiled splash backs. Glazed double doors open into...

### LIVING ROOM DINER

With uPVC double glazed window and double doors into CONSERVATORY. Two radiators, power points, television aerial connection point.

### CONSERVATORY

Double doors opening to rear garden, radiator, power points, glazed roof.

### MODERN SHOWER ROOM

Obscure uPVC double glazed window to front, modern white suite comprising close coupled WC, inset wash hand basin set into vanity unit, large walk-in shower with glazed screen, mains fed shower with rainwater head, tiled splash backs, chrome ladder heated towel rail, illuminated vanity cabinet, extractor fan.

### BEDROOM ONE

uPVC double glazed window to rear, radiator power points.





## BEDROOM TWO

uPVC double glazed window to front, radiator power points.

## OUTSIDE

The rear garden is predominantly laid to chippings for ease of maintenance. Paved patio to the side of the property giving access to the front. Storage area for LPG gas bottles. The front garden is predominantly laid to chippings, again for ease of maintenance. Outside water tap. At the rear there is **OFF ROAD PARKING**. Timber shed with space and plumbing for washing machine and tumble dryer, power and light.

MATERIAL INFORMATION - Subject to legal verification

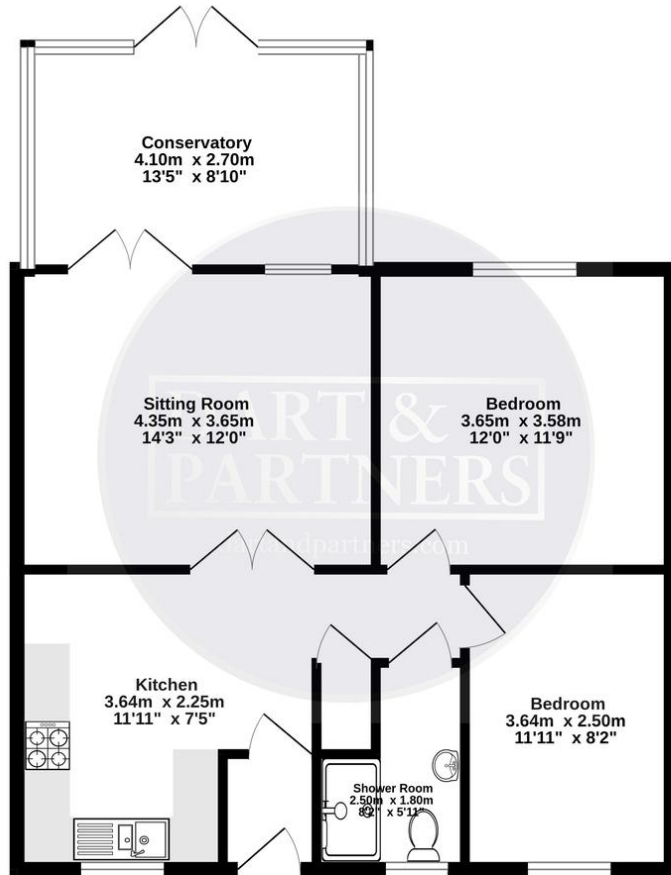
Freehold

Council Tax Band C

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**Ground Floor**  
68.8 sq.m. (741 sq.ft.) approx.



TOTAL FLOOR AREA : 68.8 sq.m. (741 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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