



- BEAUTIFULLY PRESENTED FAMILY HOME
- HIGHLY DESIRABLE RESIDENTIAL LOCATION
- NEWLY FITTED FAMILY BATHROOM
- CLOSE TO OAKLAND PARK AND WOODLAND
- UPVC DOUBLE GLAZING THROUGHOUT
- 2 BEDROOMS
- LIVING ROOM/DINER AND KITCHEN
- NEW ELECTRICAL FUSE BOARD
- NEW IMMERSION HEATER
- LOFT INSULATED WITH INSTALOFT BOARDED WITH SHELVES EACH SIDE

Richards Close, Dawlish, EX7 9SN

Guide Price £220,000

A fantastic opportunity to purchase this lovely 2 bedroom terraced house fronting onto park land within a desirable location, the property has accommodation briefly comprising; living room/diner, fitted kitchen, two bedrooms, family bathroom, rear garden, parking, UPVC double glazing. An internal viewing comes highly recommended. A great first time buy or investment.



Property Description

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Obscure glazed uPVC front door into...

RECEPTION HALL

Doors to principal rooms and stairs rising to first floor. Useful storage area under the stairs, perfect for tumble dryer etc. wall mounted consumer unit, doorway through into...

KITCHEN

uPVC double glazed window to front, matching range of wall and base units and roll edge work surface over, inset stainless steel sink drainer, space for electric cooker, space for fridge freezer and washing machine along with dishwasher, power points, glazed timber door opens into...

LIVING ROOM/DINER

uPVC double glazed window and sliding patio doors to rear, wall mounted programmable electric heater, free sat television connection point, power points, space for dining table and chairs.

FIRST FLOOR LANDING

uPVC double glazed window to front, power point, loft access hatch providing good storage space which has been newly insulated and has fitted shelving. door to...

BATHROOM

Recently fitted family bathroom with obscure uPVC double glazed window to front, white suite comprising WC, pedestal wash hand basin, L-shaped shower/bath with one wall mounted electric shower and one power shower and glazed shower screen, bidet, chrome ladder heated towel rail, illuminated and fog free vanity mirror.





BEDROOM 2

uPVC double glazed window to rear, built in airing cupboard with timber slatted shelving and newly installed immersion heater

BEDROOM 1

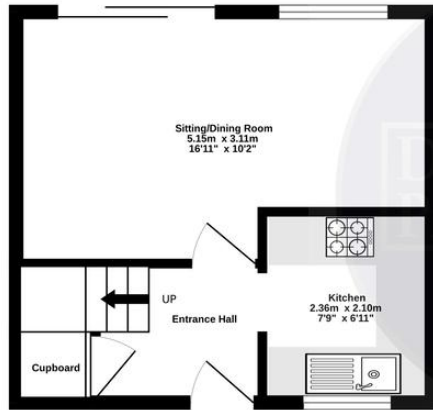
uPVC double glazed window to rear, power points,

OUTSIDE

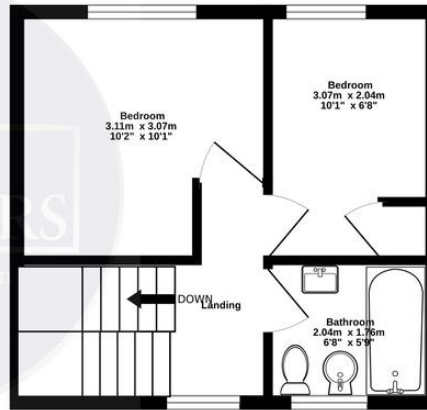
To the front is a crazy paved patio area, perfect for table and chairs whilst to the rear, the rear garden is fully enclosed with a patio area and a raised area currently laid to astro turf with a timber gate leading out to the parking area.



Ground Floor
24.9 sq.m. (268 sq.ft.) approx.



1st Floor
24.9 sq.m. (268 sq.ft.) approx.



TOTAL FLOOR AREA : 49.7 sq.m. (535 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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