



- BEAUTIFULLY PRESENTED TERRACED FAMILY HOME
- SEVERAL YEARS REMAINING ON NHBC GUARANTEE
- ENTRANCE HALL, GROUND FLOOR CLOAKROOM
- KITCHEN DINER, LIVING ROOM
- TWO BEDROOMS (BOTH WITH EN-SUITES)
- ENCLOSED REAR GARDEN
- PARKING FOR TWO VEHICLES
- IDEAL FIRST TIME BUY OR INVESTMENT

Juniper Drive, Dawlish, EX7 0GL

Guide Price £250,000

Dart & Partners are delighted to bring to the market this beautifully presented mid terraced family home built in Circa 2019 therefore the property has several years remaining on its NHBC warranty. The property offers spacious accommodation briefly comprising; entrance hall, cloakroom, living room, kitchen diner, two bedrooms, (both with en-suite facilities), enclosed rear garden, parking for two vehicles, uPVC double glazing, gas central heating. An ideal first time buy or investment. an early viewing comes highly recommended.



Property Description

Obscure glazed composite front door into...

RECEPTION HALL

With doors to principal rooms. Wall mounted consumer unit. Door to...

CLOAKROOM

Modern white suite comprising close coupled WC, wall mounted wash hand basin, tiled splash back, vanity mirror, radiator, extractor fan.

LIVING ROOM

With uPVC double glazed window to front, radiator, power points, television aerial connection point. Door to useful under stairs storage cupboard. Glazed timber door through to...

KITCHEN/DINER

With uPVC double glazed window and double doors opening out onto the rear garden. Modern range of matching shaker style wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, integrated electric oven, four burner gas hob, matching cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating, integrated fridge freezer, integrated washing machine.

FIRST FLOOR LANDING

Radiator, power points, over stairs storage cupboard, loft access hatch.

BEDROOM ONE

uPVC double glazed window to front, radiator, power points. Door to...





EN-SUITE BATHROOM

Modern white suite comprising close coupled WC, wall mounted wash hand basin, panelled bath, wall mounted mains fed shower, glazed shower screen, tiled splash backs, shaver socket, extractor fan, ceiling spotlights.

BEDROOM TWO

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

EN-SUITE SHOWER ROOM

With modern white suite comprising close coupled WC, wall mounted wash hand basin, walk in shower enclosure, folding glazed doors, tiled splash backs, wall mounted mains fed shower, radiator, shaver socket, ceiling spotlights, extractor fan.



OUTSIDE

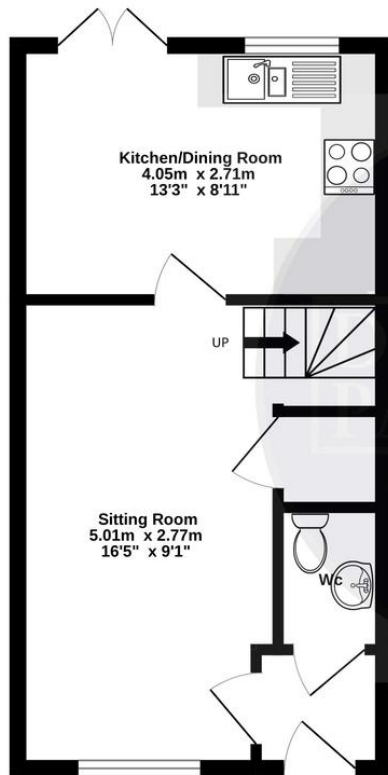
To the front there are two ALLOCATED PARKING SPACES whilst to the rear there is a fully enclosed rear garden predominantly laid to lawn. There is an area of paved patio and composite decked seating area, perfect for alfresco dining or entertaining. Outside power points and water tap. Timber garden shed. A timber side gate gives access around to the front of the property.

MATERIAL INFORMATION - Subject to legal verification

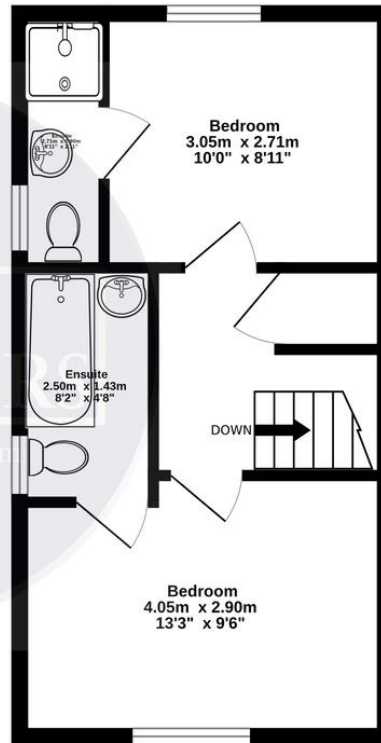
Freehold
Council Tax Band B



Ground Floor
30.1 sq.m. (323 sq.ft.) approx.



1st Floor
30.1 sq.m. (323 sq.ft.) approx.



TOTAL FLOOR AREA : 60.1 sq.m. (647 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+)	A		97
(81-91)	B	84	
(69-90)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM



9 Queen Street, Dawlish, Devon,
EX7 9HB

www.dartandpartners.com
01626 862057
property@dartandpartners.com

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