



- BEAUTIFULLY PRESENTED DETACHED PROPERTY
- IN A SOUGHT AFTER LOCATION ON THE FRINGES OF DAWLISH

- ENTRANCE PORCH, RECEPTION HALL
- SITTING ROOM, KITCHEN DINER, UTILITY
- FAMILY BATHROOM, JACK AND JILL SHOWER ROOM
- FIVE BEDROOMS, ONE WITH EN-SUITE
- FRONT AND REAR GARDENS
- DRIVEWAY PARKING, INTEGRAL GARAGE

**Underwood Close, Dawlish, EX7 9RY**

**Guide Price £600,000**

A beautifully presented, spacious, detached five bedroom property located in a sought after cul de sac location on the western fringe of Dawlish. Offering deceptively spacious and flexible accommodation briefly comprising; entrance porch, reception hall, sitting room, kitchen diner, utility room, Jack & Jill shower room, family bathroom, five bedrooms, master en-suite, front and rear gardens, driveway parking, integral garage, uPVC double glazing and gas central heating. This property is deceptive from a roadside glance so viewing comes highly recommended.



## Property Description

A beautifully presented, spacious, detached five bedroom property located in a sought after cul de sac location on the western fringe of Dawlish. Offering deceptively spacious and flexible accommodation briefly comprising; entrance porch, reception hall, sitting room, kitchen diner, utility room, Jack & Jill shower room, family bathroom, five bedrooms, master en-suite, front and rear gardens, driveway parking, integral garage, uPVC double glazing and gas central heating. An early view ing comes highly recommended.

Glazed uPVC front door into...

### ENTRANCE PORCH

With glazed windows to side and front. Obscure glazed timber front door into...

### GENEROUS RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Two radiators, power points. Door to...

### BEDROOM

Dual aspect with uPVC double glazed windows to front and side, built in wardrobe with louvre doors, radiator, power points. Door to...

### JACK & JILL SHOWER ROOM

With obscure uPVC double glazed window to side. Modern white suite comprising close coupled WC, large pedestal wash hand basin, glazed shower enclosure with mains fed shower including rainwater head, chrome ladder heated towel rail, extractor fan, illuminated vanity unit.

### BEDROOM

Currently used as a study with uPVC double glazed window to side, radiator, power points.

### FAMILY BATHROOM

With obscure uPVC double glazed window to side, modern white suite comprising close coupled WC, inset wash hand basin set into vanity unit, panelled bath with wall mounted electric shower, tiled splash backs and flooring, illuminated mirrored vanity unit, chrome ladder heated towel rail.

### BEDROOM

Dual aspect with uPVC double glazed window to rear and side, built in wardrobes with louvre doors. Radiator, power points.

### KITCHEN/DINER

A good size room with uPVC double glazed window and sliding patio doors to rear, matching range of high gloss shaker style wall and base units, quartz work surface over, inset one and a half bowl sink drainer, matching





splash backs to that of the work surface, induction hob with extractor canopy above, integrated eye level double oven, one of which is a steam oven, space and plumbing for dishwasher, space and plumbing for American fridge freezer, wall mounted gas boiler supplying domestic hotwater and gas central heating, radiator, space for dining table and chairs, power points. Glazed double doors give access through to sitting room and an obscure glazed door opens to the utility room.

#### UTILITY ROOM

With matching base unit and quartz work surface, inset sink, space and plumbing beneath for washing machine, uPVC double glazed window to rear, obscure uPVC double glazed back giving access to rear garden. Radiator, power points. Door to useful pantry cupboard with comprehensive timber shelving. Door giving access to the rear of the garage.

#### GARAGE

uPVC double glazed window to side, metal up and over door, power and light, useful bulk head shelving, wall mounted gas and electric meter.

#### SITTING ROOM

With uPVC double glazed window to front, attractive marble fireplace with matching hearth, inset gas fire, two radiators, power points, television aerial connection point.

#### FIRST FLOOR LANDING

With glass balustrading and Velux window to front.

#### MASTER BEDROOM

With uPVC double glazed double doors with matching side windows opening out to Juliet balcony. Radiator, power points. Door to DRESSING ROOM with comprehensive shelving and hanging rails.

#### EN-SUITE SHOWER ROOM

With uPVC double glazed window to rear, modern white suite comprising close coupled WC, twin wash hand basins set into vanity unit, large glazed shower enclosure with mains fed shower, fully tiled flooring and splash backs, shaver socket, vanity mirror.

#### BEDROOM

Dual aspect Velux windows to front and rear, radiator, power points.

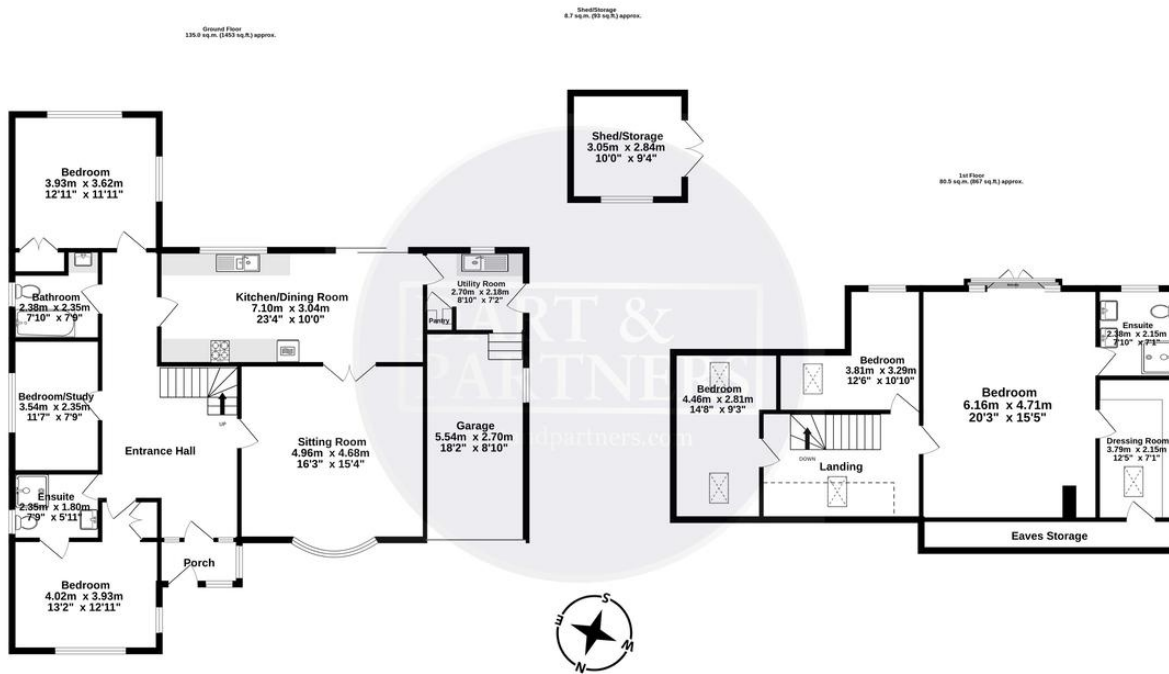
#### BEDROOM

L-shaped room with uPVC double glazed window to rear. Radiator, power points. A perfect office or nursery.

#### OUTSIDE

To the front is an attractive front garden predominantly laid to lawn bordered by some mature plants and shrubs. A central pathway gives access to the





TOTAL FLOOR AREA : 224.1 sq.m. (2413 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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front door. There is a paved patio area along with a generous driveway providing PARKING for several vehicles ahead of the INTEGRAL GARAGE. Timber gates to the side with pathway giving access to the rear garden. The rear garden is a particular feature of the property and is arranged into various zones. The garden wraps around the property and is of a generous size with a good area of paved patio, perfect for entertaining along with an outside kitchen area with granite work surfaces, butler sink with tap. Great for barbecues and entertaining. Good size timber shed. Several beds for growing various vegetables. Area laid to lawn. To the other side of the property, the garden is mainly laid to chippings with useful enclosed kennel area for pets, keeping them safe and secure.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band E



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