



**18 Fairlea Close, Dawlish**

Guide Price **£289,000**





## 18 Fairlea Close

Dawlish, Dawlish

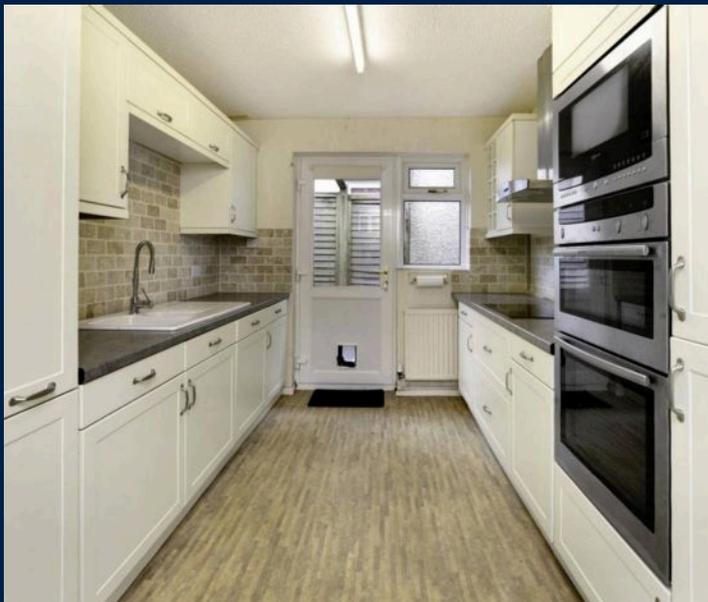
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- DETACHED BUNGALOW IN POPULAR LOCATION ON THE OUTSKIRTS OF DAWLISH
- RECEPTION HALL, SPACIOUS LIVING ROOM DINER
- THREE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM
- BATHROOM
- FRONT AND REAR GARDENS
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- NO ONWARD CHAIN



Offered to the market with NO ONWARD CHAIN is this three bedroom detached bungalow situated in a popular location on the outskirts of Dawlish. Accommodation briefly comprises; reception hall, spacious living room diner, fitted kitchen, three bedrooms, master with en-suite shower room, bathroom, front and rear gardens, driveway parking, uPVC double glazing, gas central heating. Obscure glazed uPVC front door into...

#### GENEROUS RECEPTION HALL

With doors to principal rooms, radiator, power point, loft access hatch. Door to airing cupboard with timber slatted shelving and wall mounted gas boiler supplying domestic hot water and gas central heating.

#### LIVING ROOM DINER

Dual aspect with uPVC double glazed window to front and side, feature fireplace, electric fire, two radiators, power points, television aerial connection point.

#### KITCHEN

With a comprehensive range of matching shaker style wall and base units with roll top work surface over, integrated electric oven and microwave, inset one and a half bowl ceramic sink drainer, four ring electric hob, stainless extractor canopy above, tiled splash backs, pull out larder unit, integrated dishwasher, integrated washing machine, tiled splash backs, radiator, power points, uPVC double glazed back door giving access to rear garden, matching uPVC double glazed window to side.

#### BATHROOM

Obscure uPVC double glazed window to side, coloured suite comprising low level WC, pedestal wash hand basin, panelled bath, mains fed shower over, folding glazed shower screen, tiled splash backs, radiator.





#### BEDROOM ONE

uPVC double glazed window and double doors to rear, radiator, power points, television aerial connection point, loft access hatch. Built in wardrobe with hanging rail and timber shelf.

#### EN-SUITE SHOWER ROOM

Obscure uPVC double glazed window to front, white suite comprising low level WC, pedestal wash hand basin, glazed shower enclosure, tiled splash backs, wall mounted electric shower, extractor fan, radiator.

#### BEDROOM TWO

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

#### BEDROOM THREE

uPVC double glazed window to front, radiator, power points, television aerial connection point.

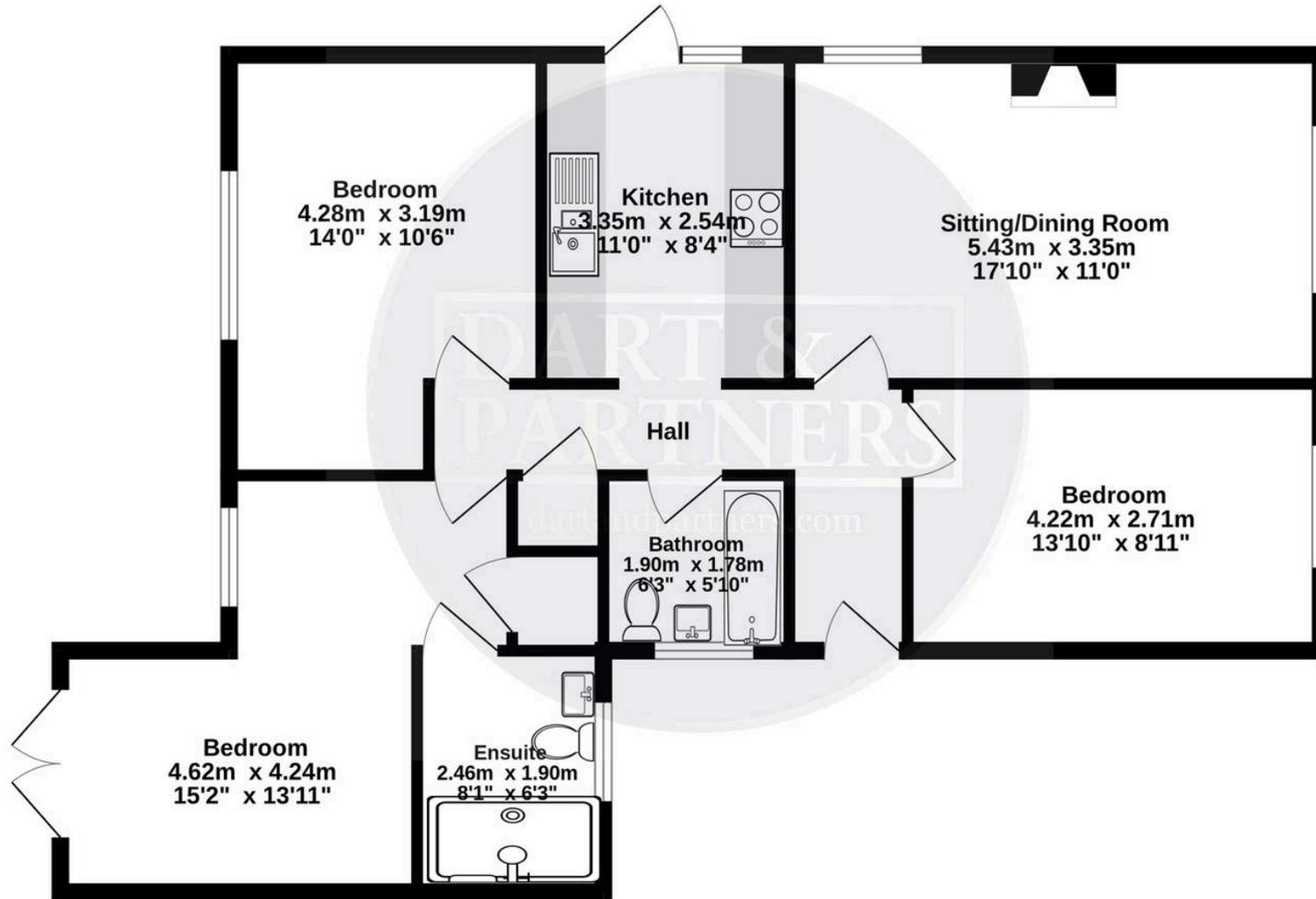
#### OUTSIDE

To the rear, the garden is fully enclosed and predominantly laid to lawn with an area of paved patio suitable for bistro table and chairs. Timber garden shed. Outside power point. A pathway extends to the side of the property where there is a timber side gate. Outside to the front and side is predominantly laid to lawn with some mature plants and shrubs. DRIVEWAY PARKING for two to three vehicles. Outside water tap.





**Ground Floor**  
**80.7 sq.m. (869 sq.ft.) approx.**



**TOTAL FLOOR AREA : 80.7 sq.m. (869 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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