



74 Little Week Road, Dawlish
Offers Over £225,000





74 Little Week Road

Dawlish, Dawlish

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- TERRACED HOME SITUATED IN A POPULAR LEVEL LOCATION ON THE OUTSKIRTS OF DAWLISH
- SITTING ROOM
- FITTED KITCHEN, CONSERVATORY/UTILITY
- TWO DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- FRONT AND REAR GARDENS
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- TWO ALLOCATED PARKING SPACES
- AN IDEAL FIRST TIME BUY



An exciting opportunity to purchase this two double bedroom terraced home situated in a popular level location on the outskirts of Dawlish. The property has accommodation briefly comprising; sitting room, fitted kitchen, conservatory/utility, two double bedrooms, modern family bathroom, front and rear gardens, uPVC double glazing and gas central heating, two allocated parking spaces. An ideal first time buy.

FURTHER PICTURES AND FLOORPLAN TO FOLLOW

Obscure glazed composite front door into...

SITTING ROOM

With uPVC double glazed window to front. Built in unit housing electric meter and consumer unit, radiator, power points. Stairs rising to FIRST FLOOR. Useful under stairs storage cupboard. Glazed timber door through to...

KITCHEN

With a matching range of wall and base units, roll top work surface over, inset stainless steel sink drainer, integrated electric oven, four ring induction hob with stainless steel extractor canopy above, space and plumbing for dishwasher, tiled splash backs, radiator, power points.

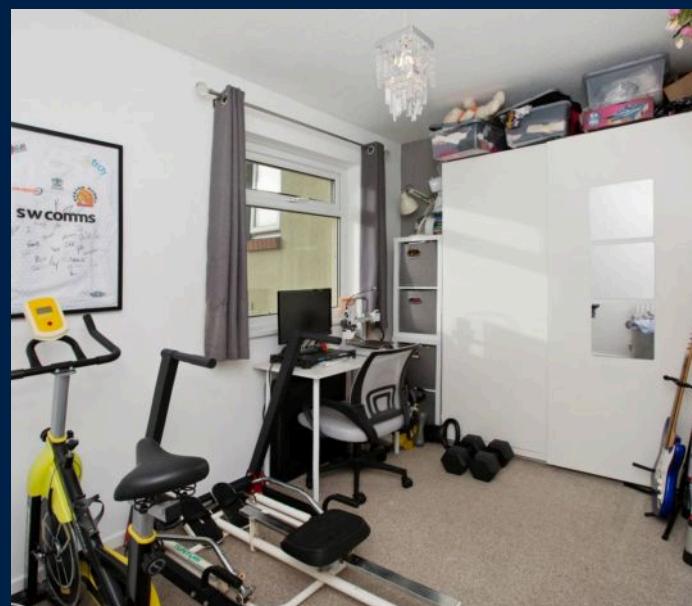
Archway though to...

CONSERVATORY

Double doors giving access out to the garden.

UTILITY AREA

With roll top work surface, space and plumbing beneath for washing machine, power points, space for dining table and chairs.





FIRST FLOOR LANDING

Loft access hatch, power point. Door through to...

BEDROOM ONE

With uPVC double glazed window to rear. Radiator, power points.

FAMILY BATHROOM

With obscure uPVC double glazed window to side, modern white suite comprising close coupled WC, inset was hand basin set into vanity unit, panelled bath with shower attachment, wall mounted electric shower, glazed shower screen, tiled splash backs, chrome ladder heated towel rail. Door to airing cupboard with timber slatted shelving and wall mounted gas boiler supplying domestic hot water and gas central heating.

Door to...

BEDROOM TWO

With uPVC double glazed window to front. Radiator, power points.

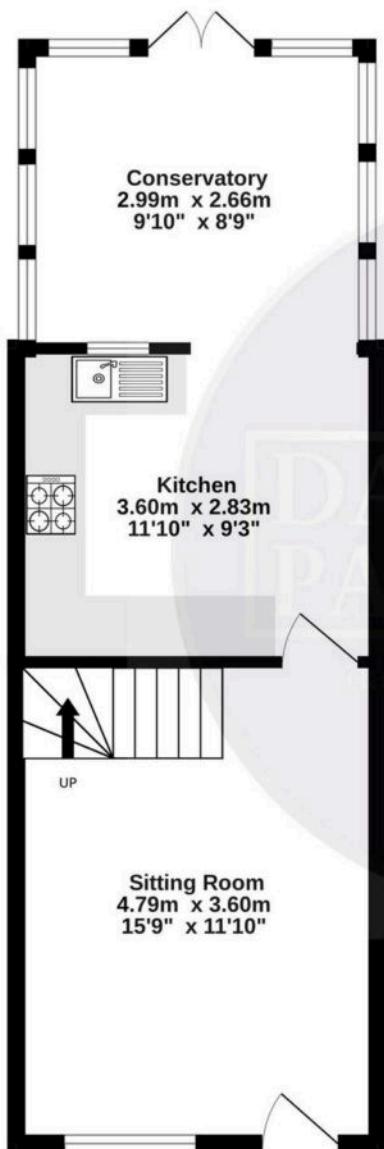
OUTSIDE

To the front the garden is predominantly laid to stone chippings with a pathway leading to the front door, whilst to the rear the garden is predominantly laid to paved patio for ease of maintenance. Timber garden shed. A timber gate gives access out to the PARKING AREA where there are TWO ALLOCATED PARKING SPACES.

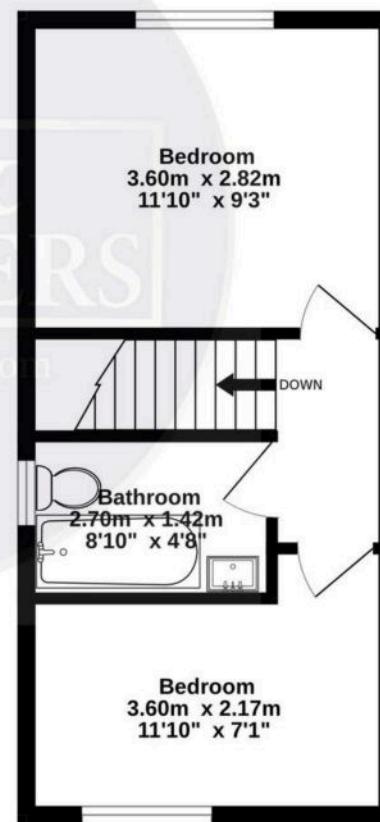




Ground Floor
38.6 sq.m. (415 sq.ft.) approx.



1st Floor
28.5 sq.m. (306 sq.ft.) approx.



TOTAL FLOOR AREA : 67.1 sq.m. (722 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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