



**10 Firbank Road, Dawlish**

Guide Price **£180,000**







## 10 Firbank Road

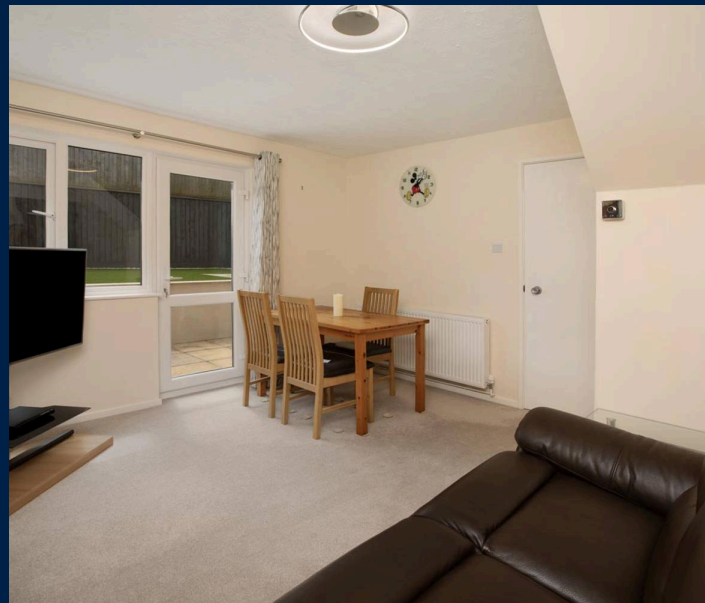
Dawlish

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- BEAUTIFULLY PRESENTED HOME SITUATED IN A QUIET CUL DE SAC LOCATION
- WITHIN A POPULAR AREA ON THE OUTSKIRTS OF DAWLISH
- CLOSE TO LOCAL AMENITIES, SUPERMARKET, LEISURE CENTRE AND SCHOOLS ETC
- RECEPTION HALL
- NEWLY INSTALLED KITCHEN
- LIVING ROOM DINER
- ONE BEDROOM, BATHROOM
- GENEROUS SOUTH FACING GARDEN, ALLOCATED PARKING SPACE
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING





Dart & Partners are delighted to bring to the market this beautifully presented one bedroom home situated in a quiet cul de sac location within a popular area on the outskirts of Dawlish, close to local amenities, supermarket, leisure centre and schools etc. Accommodation briefly comprises; reception hall, newly installed kitchen, living room diner, bedroom, bathroom, generous garden, uPVC double glazing and gas central heating, allocated parking space.

An early viewing comes highly recommended.

Obscure glazed composite front door into...

#### RECEPTION HALL

With doors to principal rooms and stairs rising to the first floor. Obscure uPVC double glazed window to front. Cupboard housing consumer unit, electric meter and gas meter. Power points, telephone socket. Doorway through to...

#### KITCHEN

With uPVC double glazed window to side. Matching range of wall and base units with roll top work surface over, integrated electric oven with slide away door, four ring electric hob, extractor above, inset stainless steel sink drainer, space and plumbing for washing machine, integrated fridge, radiator, tiled splash backs, cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating, integrated eye level microwave oven.

Door through to...

#### LIVING ROOM DINER

With uPVC double glazed window and door giving access out to the rear garden. Useful under stairs storage cupboard. Radiator, power points, TV aerial connection point.







#### FIRST FLOOR LANDING

Radiator, power point, loft access hatch. Door to large storage cupboard.

#### BEDROOM

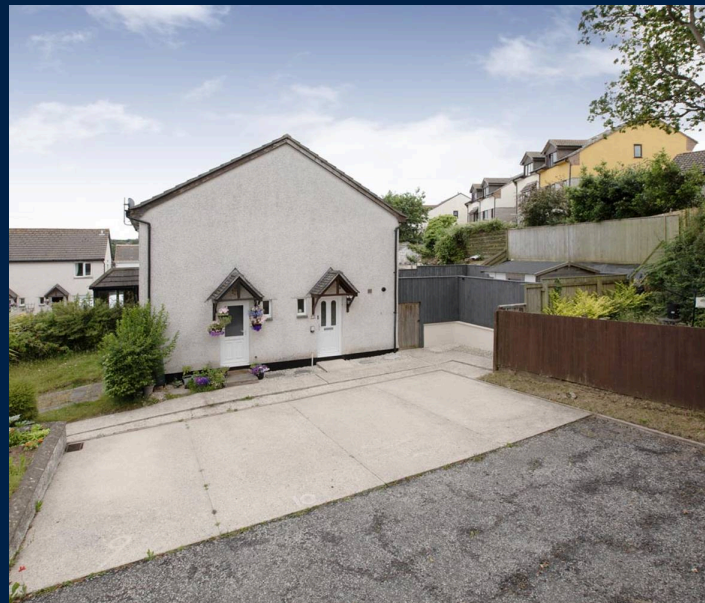
With uPVC double glazed window to side. Radiator, power points, built in wardrobe, storage cupboard.

#### BATHROOM

Obscure uPVC double glazed window to side. White suite comprising low level WC, pedestal wash hand basin, panelled bath with wall mounted electric shower, glazed shower screen, radiator.

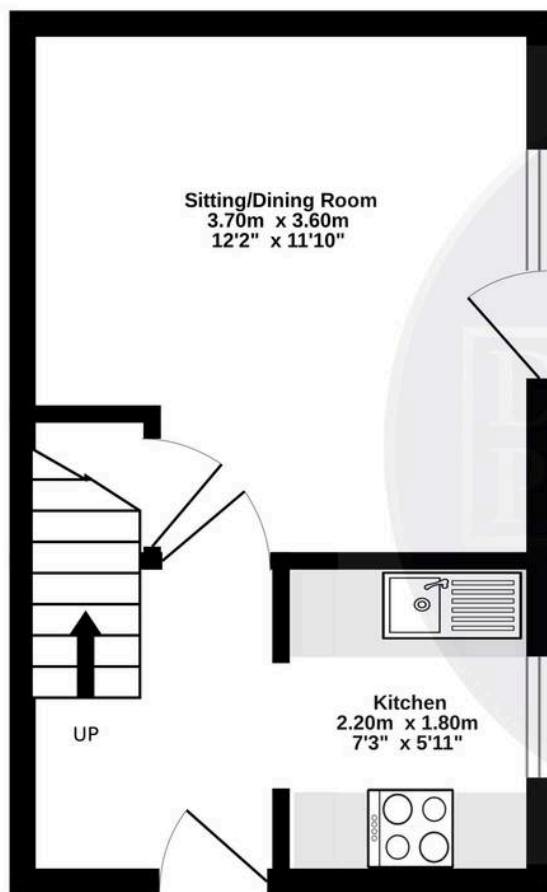
#### OUTSIDE

To the front is an ALLOCATED PARKING SPACE whilst to the rear is a fully enclosed garden with a good sized area of paved patio. Outside water tap. Four steps lead up to the main area of garden which is predominantly laid to astro turf. Further paved area housing a good size interlocking timber summer house/home office. The garden enjoys a southerly aspect giving a good degree of sunshine and is fully enclosed making it suitable for pets.

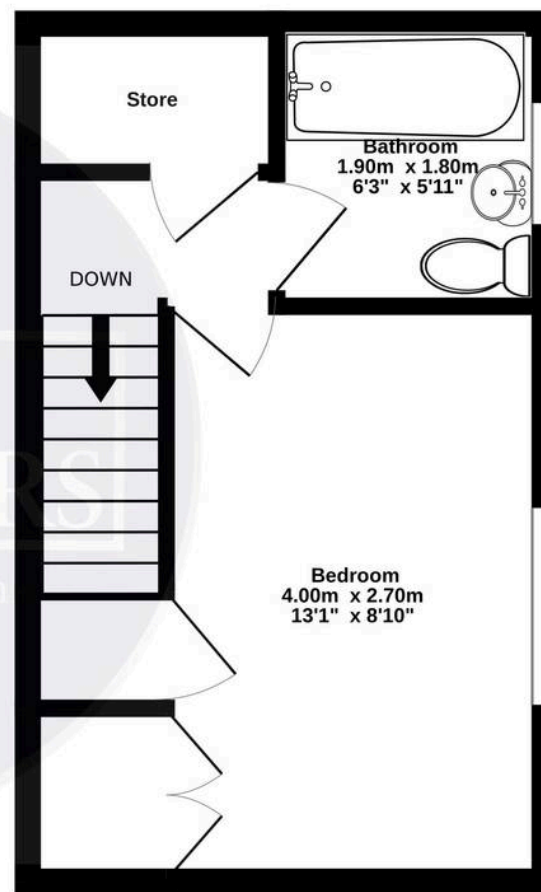




**Ground Floor**  
20.9 sq.m. (225 sq.ft.) approx.



**1st Floor**  
20.9 sq.m. (225 sq.ft.) approx.



**TOTAL FLOOR AREA : 41.8 sq.m. (450 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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