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# Heron Place, Dawlish, EX6 0FU









A delightful 3 bedroom family home situated in a small quiet cul de sac of just 5 properties. The property benefits from 2 allocated parking spaces directly in front of the home, lovely kitchen/dining room, en suite shower to bedroom 1, enclosed garden and the remainder of the NHBC. Viewings are highly recommended to fully appreciate this wonderful home.
FREEHOLD, COUNCIL TAX - C, EPC - B.

£280,000

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**FRONT DOOR**
Double glazed composite door into:

**ENTRANCE HALL**
Radiator and door to:

**UTILITY ROOM**
Formally the WC this utility room provides space for a tumble dryer with shelving over. Wash hand basin with mixer tap and extractor

**LIVING ROOM**
**5.46m x 3.12m (17'11" x 10'3")**
A bright and airy room with uPVC double glazed window to the front aspect, radiator and understairs storage currently used as a play area. Stairs rise to the first floor landing and door to:

**KITCHEN/DINER**
**4.29m x 2.47m (14'1" x 8'1")**
A modern fitted kitchen with contrasting eye level and base units with work surfaces over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated appliances include fridge/freezer, eye level double oven, gas hob with extractor over and dishwasher. Cupboard housing the combination boiler, uPVC double glazed doors leading out to the rear patio and garden area, radiator and further uPVC double glazed window overlooking the rear garden.

**FIRST FLOOR LANDING**
Stairs to the first floor landing, storage cupboard, radiator, access to loft space and door to:

**BEDROOM 1**
**3.54m x 3.20m (11'7" x 10'6")**
uPVC double glazed window to the front aspect overlooking the rear garden, fitted wardrobes with sliding doors, radiator and door to:

**EN SUITE SHOWER ROOM**
Double enclosure with thermostatic shower and tiled surround, glass sliding door, close coupled WC and wall hung wash hand basin with mixer tap. Shaver point, heated towel rail, extractor and uPVC obscure double glazed window to the rear aspect.

**BEDROOM 2**
**3.18m x 2.71m (10'5" x 8'11") maximum**
uPVC double glazed window to the front aspect and radiator.

**BEDROOM 3**
**2.70m x 2.24m (8'10" x 7'4")**
uPVC double glazed window to the front aspect and radiator.

**OUTSIDE**
To the front of the property there are two allocated parking spaces and side access to the rear garden gate. The enclosed rear garden is mostly laid to lawn with a patio area, the garden also benefits two garden sheds, and outside water tap.





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