

Roscoff Road, Dawlish, EX7 0FF



A well presented three bedroom detached family home situated in a popular residential location. This property comprises reception hall, living room, kitchen/diner, three bedrooms with master en-suite, family bathroom, driveway GARAGE, gas central heating and double glazing.

FREEHOLD, COUNCIL TAX - C, EPC - C.

NO ONWARD CHAIN

£330,000

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FRONT DOOR

Obscure double glazed door into:

HALL

Stairs rising to first floor, radiator, wall mounted consumer unit and door to:

SITTING ROOM

3.97m x 3.72m (13'0" x 12'2")

uPVC double glazed window to the front aspect, radiator, TV point and glazed door to:

KITCHEN/DINER

4.73m x 4.00m (15'6" x 13'1")

Matching range of shaker style eye level and base units, roll top work surfaces, tiled splash backs, stainless steel one and half bowl sink and drainer, integrated fridge/freezer, gas hob with extractor over and electric oven, cup housing combination boiler, space and plumbing for washing machine and tumble dryer. Under stairs storage cupboard, uPVC double glazed window and doors looking out to rear garden.

CLOAKROOM

Close coupled WC, pedestal wash hand basin with tiled splash back, radiator and extractor.

FIRST FLOOR LANDING

Stairs to first floor landing, access to loft hatch, storage cupboard and door to:

BEDROOM 1

3.33m x 2.89m (10'11" x 9'6")

uPVC double glazed window to the front aspect, built in wardrobes with shelving and hanging rails, radiator, TV point and door to:

EN-SUITE SHOWER ROOM

uPVC obscure double glazed window to the front aspect, large enclosure with electric shower over and glass door, close coupled WC, pedestal wash hand basin, heated towel rail, shaver point and extractor.

BEDROOM 2

3.22m x 2.78m (10'7" x 9'1")

uPVC double glazed window to the rear aspect and radiator.

BEDROOM 3

2.55m x 1.94m (8'4" x 6'4")

uPVC double glazed window to the rear aspect and radiator.

FAMILY BATHROOM

White suite comprising panelled bath with shower attachment, close coupled WC, pedestal wash hand basin with tiled splash back and mixer tap, heated towel rail and shaver point.

OUTSIDE

To the front of the property is a Driveway leading to the GARAGE door. The enclosed rear garden is mostly laid to ornamental chippings for ease of maintenance. There is a paved patio area and raised beds with mature shrubs and plants. The paving continues to the side of the property with a decked seating area, power socket, water tap and gate allowing access to the front of the property.

GARAGE

5.65m x 2.91m (18'6" x 9'7")

The garage has an electric roller door, power and light.



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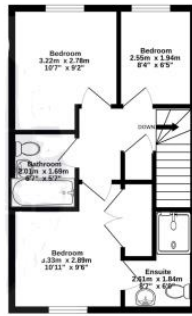
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Ground Floor
54.1 sq.m. (582 sq.ft.) approx.



1st Floor
37.1 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA: 91.2 sq.m. (981 sq.ft.) approx.

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