



Coming Soon! A great opportunity to purchase a 4 bedroom house with large garden close to the schools and leisure centre. Reception Hall, Living/Dining Room, Kitchen, Utility/Cloakroom, 4 Bedrooms, En Suite Shower Room, Family Bathroom, Large Garden, Great Storage Sheds, Parking for 2 Vehicles, Lovely View. Tenure: Freehold. Council Tax Band: B

£275,000

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Location

The property is situated in a small road of little traffic and is within an easy walk of both primary and secondary schools. The leisure centre is just a little further and there are regular bus services running nearby. The town centre is about half a mile away and offers an excellent range of predominantly independent shops, cafés, restaurants and public houses, centred around the attractive lawn and brook, which is renowned for its resident black swans. The property is also within easy reach of the mainline railway station, with a regular bus service available nearby, providing excellent transport links.

Accommodation

The property has been the subject of significant alterations in recent years creating an excellent family home over three floors. It is fitted with uPVC double glazing and gas central heating.

Entry to the property is in to the reception hall which leads through to the 'L' shape living/dining room. This double aspect room has a window to the front and patio doors opening on to the rear garden. The kitchen is fitted with a range of base and wall units and a door leads to the utility/cloakroom with a low level WC and plenty of room and plumbing for appliances.

On the first floor are three bedrooms with the largest having a built in wardrobe and an open outlook to the rear. There is also the family bathroom which is fitted with a modern white suite with tiling to two walls, panelled bath with shower over, vanity wash hand basin WC and heated towel rail.

On the top floor is the impressive main bedroom with a full height window offering the far reaching views over the neighbouring properties to the sea. There is a modern en suite shower room with shower enclosure, vanity wash hand basin, WC and heated towel rail.

Outside

The large rear garden is a particular feature of the property. It is mainly laid to lawn with a paved patio area. There is excellent storage facilities with a brick built shed and a large timber shed at the foot of the garden.

Parking

To the front of the property is hardstanding for 2 vehicles.

Measurements

Living/Dining Room
6.26m x 3.31m (20'6" x 10'10") maximum

Kitchen
2.71m x 2.38m (8'11" x 7'10")

Utility
1.87m x 1.78m (6'2" x 5'10")

First Floor

Bedroom 2
3.39m x 2.71m (11'1" x 8'11")

Bedroom 3
3.43m x 2.39m (11'3" x 7'10")

Bedroom 4
2.42m x 2.06m (7'11" x 6'9")

Second Floor

Bedroom 1
4.55m x 4.35m (14'11" x 14'3")

Agents Note:

Further photos and floorplan to follow. Available for viewings now.

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