

Williams Close, **Dawlish**, EX7 9SP

An excellent opportunity to purchase this 3 bedroomed semi-detached home situated in an enviable corner plot position. The property benefits from a conservatory, off road parking and a GARAGE. freehold, council tax band - C, EPC - D.

£235,000

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FRASER & WHEELER

uPVC DOUBLE GLAZED FRONT DOOR

ENTRANCE HALL

Gas wall heater.

CLOAKROOM

Low level WC, wash hand basin and obscure uPVC double glazed window to the front.

L SHAPED LOUNGE/DINING ROOM

7.10m x 4.00m reducing to 2.6m (23'4" x 13'1" reducing to 8'6")

uPVC double glazed window overlooking the front garden, television point, uPVC double glazed door and window leading to the conservatory.

CONSERVATORY

2.90m x 2.00m (9'6" x 6'7")

uPVC double glazed patio doors leading to the garden.

KITCHEN

3.40m x 2.30m (11'2" x 7'7")

uPVC double glazed window overlooking the rear garden, a range of matching eye level and base units with roll edge work surfaces incorporating a single drainer with mixer tap set in tiled surround, plumbing for automatic washing machine, space for fridge/freezer, drawer units and cooker point.

FIRST FLOOR LANDING

uPVC double glazed window with side aspect, hatch to roof space, built in airing cupboard with hot water cylinder.

BEDROOM 1

5.00m x 2.80m (16'5" x 9'2") MAX

Two uPVC double glazed windows overlooking the rear garden, two gas wall heaters.

BEDROOM 2

3.00m x 2.60m (9'10" x 8'6")

uPVC double glazed window overlooking the front garden with an open aspect, gas wall heater.

BEDROOM 3

2.60m x 1.90m (8'6" x 6'3") MAX

uPVC double glazed window overlooking the front garden, built in cupboard.

BATHROOM

A bath with shower attachment, low level w.c., wash hand basin, extractor fan.

OUTSIDE

The front garden is laid to lawn and enclosed by hedging, there is a side gate access leading to the rear garden which has a patio area, lawned garden with a shrub border.

GARAGE

There is a garage situated nearby with parking in front.

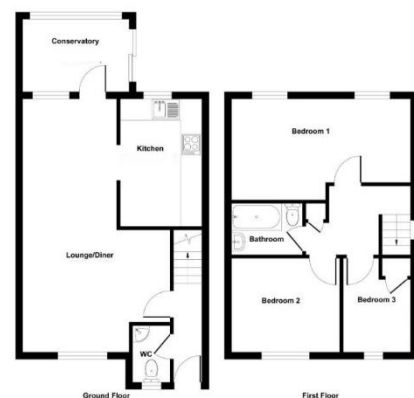


Illustration for information purposes only. Measurements are approximate, not to scale.

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