

## Firbank Road, Dawlish, EX7 0NW



A two bedroom semi detached bungalow located in a popular residential area close to bus routes, transport links, beaches and Dawlish town centre. The bungalow benefits double glazing, off street parking, conservatory and enclosed rear garden on a level plot.

FREEHOLD, COUNCIL TAX - C, EPC - D.

£215,000

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## FRONT DOOR

uPVC obscure double glazed front door into:

## PORCH

Built in storage cupboards one housing the domestic hot water tank, wall mounted consumer units, telephone point and glazed door into:

## LOUNGE

**4.90m x 3.18m (16'1" x 10'5")**

uPVC double glazed window to the front aspect overlooking the front garden, wall mounted night storage heater and sliding door to:

## KITCHEN

**2.45m x 1.83m (8'0" x 6'0")**

Eye level and base units with work surfaces over, stainless steel sink and drainer with mixer tap, electric oven and hob with extractor over, space and plumbing for washing machine, fridge/freezer and uPVC double glazed window to the side aspect.

## BEDROOM 1

**4.01m x 2.79m (13'2" x 9'2") MAX**

uPVC double glazed window to the rear aspect and wall mounted night storage heater.

## BEDROOM 2

**2.84m x 2.21m (9'4" x 7'3")**

Wall mounted night storage heater, uPVC double glazed door leading out to:

## CONSERVATORY

**2.95m x 2.03m (9'8" x 6'8")**

uPVC double glazed conservatory overlooking the rear garden with doors leading out to the garden at each end.

## SHOWER ROOM

uPVC obscure double glazed window to the side aspect, shower cubicle with tiled surround with electric shower over, pedestal wash hand basin and low level WC.

## OUTSIDE

To the front of the property is a love maintenance garden with a driveway to the side leading up to double gates that open to provide additional parking. The rear garden is enclosed with outside water tap, garden shed a lawn area with planted borders.

## \* AGENTS NOTE \*

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining grant of probate and must remain on the open market until exchange of contracts. Please note that any services, heating system or appliances have not been tested and no warranty can be provided or implied as to their working order.



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