

Badlake Hill, **Dawlish**, EX7 9AY

A fantastic opportunity to purchase this three bedroom end of terrace home conveniently located within walking distance of Dawlish town centre, beaches and transport links. This property benefits gas central heating, double glazing, sitting room, dining room, rear courtyard garden and off street parking for two vehicles to the front of the property.

FREEHOLD, COUNCIL TAX - C, EPC - D.

£260,000

01626 862379

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FRASER & WHEELER

ENTRANCE PORCH

uPVC obscure double glazed door leading in to front porch with stained glass window and door leading into:

HALLWAY

Stairs to first floor landing radiator, under stairs storage and door to:

SITTING ROOM

4.40m x 3.59m (14'5" x 11'9")

uPVC double glazed box bay window to the front aspect, telephone point, picture rail, coved ceiling and radiator.

DINING ROOM

3.65m x 3.52m (11'11" x 11'7")

uPVC double glazed window to the rear, feature fire place with tiled surround and wooden mantle over. radiator, picture rail, coved ceiling and door to:

KITCHEN/DINER

5.31m x 3.63m (17'5" x 11'11") NARROWING TO 1.91m (6'3")

uPVC double glazed window to the side aspect, fitted cupboards and drawers to the end wall open to kitchen area with a selection of eye level and base units, tiled splash backs, roll top work surfaces, one and half bowl sink and drainer with mixer tap. Integrated gas hob with extractor over, oven, dish washer and fridge. uPVC double glazed window overlooking the rear courtyard and uPVC double glazed door leading out to the rear garden.

FIRST FLOOR LANDING

Stairs to first floor landing, access to loft room, with boarded flooring and Velux window. Telephone point and door to:

BEDROOM 1

4.43m x 2.84m (14'6" x 9'4")

uPVC double glazed box bay window to the front aspect radiator and picture rail.

BEDROOM 2

3.66m x 3.61m (12'0" x 11'10")

uPVC double glazed window overlooking the rear garden, wash hand basin with vanity unit under, radiator and picture rail.

BEDROOM 3

2.43m x 2.24m (7'11" x 7'4")

uPVC double glazed window to the front aspect, radiator and picture rail.

FAMILY BATHROOM

uPVC obscure double glazed window to the rear aspect, panelled bath with mixer tap and electric shower over, part tiled walls, wash hand basin with vanity unit under, WC and radiator.

OUTSIDE

The front of the property provides parking for two vehicles. The rear courtyard garden is mostly paved for ease of maintenance with a rear gate to a service lane. The garden also contains a work store/utility room with space and plumbing for washing machine and tumble dryer.



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