

Broom Close, **Dawlish**, EX7 0RP

An opportunity to purchase a modern semi-detached house in quiet cul de sac location in popular residential area. The property is offered in excellent order both internally and externally with reception area, modern fitted kitchen/dining room, conservatory, porch and on the first floor there are two bedrooms and a family bathroom. uPVC double glazing, gas central heating are installed throughout the property with off road parking, attached garage and fully enclosed low maintenance rear garden. The property is ideal for first time buyers/investment property.
FREEHOLD, COUNCIL TAX BAND - C, EPC - D.

£260,000

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FRONT DOOR TO

ENTRANCE PORCH

Tiled flooring, uPVC double glazed windows overlooking the front aspect and gardens, courtesy lighting, obscure uPVC entrance door into

SITTING ROOM

Stairs rising to the first floor, radiator, uPVC double glazed window overlooking the front aspect, useful under stairs recess. Door through to....

KITCHEN/DINING ROOM

Modern fitted kitchen with range of high gloss cupboard and drawer base units under a laminate rolled edge work surface incorporating integrated dishwasher, one and a half bowl stainless steel sink unit with mixer tap over, fitted electric oven and four ring ceramic hob, space for upright fridge freezer, attractive tiled splashbacks, corresponding eye level units. uPVC double glazed window overlooking the rear garden, chimney style extractor hood, door through to larder/store cupboard with fitted shelving. Dining area with space for table and chairs, radiator. French patio doors giving access into....

CONSERVATORY

uPVC construction with windows and door with outlook and giving access onto the enclosed rear gardens.

FIRST FLOOR LANDING

uPVC double glazed window to side aspect, hatch and access to loft space and doors to....

BEDROOM 1

Radiator, uPVC double glazed window overlooking the front aspect with far reaching rural views. Double sliding mirrored doors to built in wardrobes with hanging rail and fitted shelving.

BEDROOM 2

uPVC double glazed window overlooking the rear aspect, radiator.

BATHROOM

Modern fitted bathroom, fully tiled, uPVC obscure double glazed window, fitted extractor, bath with Mira sport shower over, low level WC, wall mounted wash hand basin with cupboards under, ladder style towel rail/radiator, shaver socket.

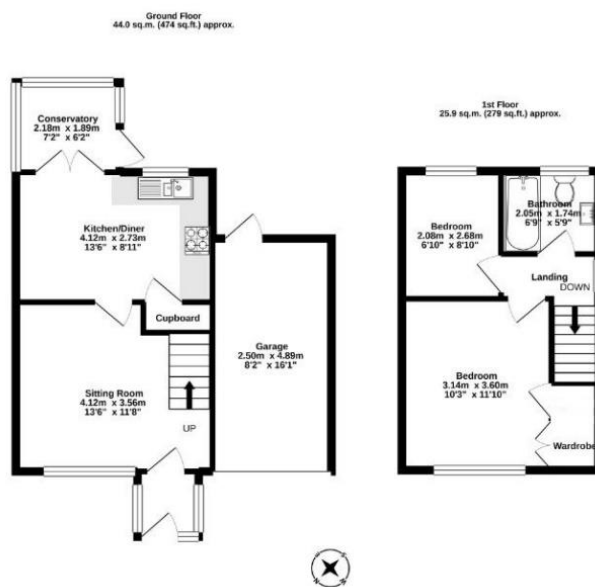
OUTSIDE

The property is approached over an attractive resin driveway with brick pavia borders providing off road parking and leading to the attached garage. The front gardens are laid to lawn. To the rear of the property, accessed via the conservatory, the gardens comprise of a large paved patio area with raised flower beds, raised flower bed to the rear, further area of level garden with

artificial grass. The rear gardens are a particular feature and enjoy the passage of the sun throughout the day and are fully enclosed, ideal for those with young children/pets.

GARAGE

Metal up and over door, overhead storage, power, lighting, wall mounted gas combination boiler providing the domestic hot water supply and central heating throughout the property. uPVC courtesy door giving access to the rear gardens. Water supply. Plumbing for washing machine.



These floor plans have been made to ensure the accuracy of the floorplan contained here. Measurements of sites, buildings, roads, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plans are for information purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown here are based on the information available to the surveyor at the time of the survey.

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