

Carnac Drive, **Dawlish**, EX7 0FD

NO ONWARD CHAIN. A deceptively spacious 3 double bedroom townhouse arranged over 3 floors with enclosed garden, garage, parking space, master bedroom with en suite shower room and ground floor cloakroom. FREEHOLD, COUNCIL TAX BAND - B, EPC - B.

£300,000

01626 862379

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FRASER & WHEELER

FRONT DOOR TO

ENTRANCE HALL

uPVC double glazed window to front, stairs to first floor landing, radiator, wall mounted consumer unit and door to:

CLOAKROOM

uPVC obscure double glazed window to the front, concealed cistern WC, pedestal wash hand basin, radiator and wall mounted boiler.

KITCHEN/DINING ROOM

Matching base and eye level units and drawers. Roll top work surfaces, one and half bowl sink and drainer with mixer taps, space and plumbing for washing machine. Integrated appliances include gas hob, extractor filter, eye level oven and grill, dishwasher and fridge/freezer. Under stair storage cupboard and airing cupboard, two radiators and uPVC double glazed doors with side windows overlooking the rear garden.

FIRST FLOOR LANDING

Stairs lead up to the first floor landing, radiator, uPVC double glazed window to the front aspect and doors to:

SITTING ROOM

Two uPVC double glazed windows to the rear aspect, two radiators and TV point.

BEDROOM 3

uPVC double glazed window to the front aspect, radiator and TV point.

SECOND FLOOR LANDING

Stairs lead up to the second floor landing, access to loft space and doors to:

BEDROOM 1

uPVC double glazed window to rear aspect, fitted wardrobe, TV point and door to:

EN SUITE SHOWER ROOM

Shower enclosure with thermostatic shower over, concealed cistern WC, pedestal wash hand basin, heated towel rail, shaver point, part tiled walls, extractor fan and velux window.

BEDROOM 2

uPVC double glazed window to front aspect, radiator and TV point





FAMILY BATHROOM

Suite comprising panelled bath with shower and glass screen over, concealed cistern WC, wash hand basin, heated towel rail, part tiled walls and extractor fan.

OUTSIDE

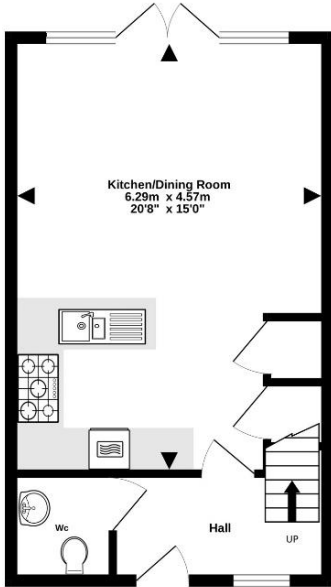
To the rear of the property is a low maintenance garden which is fully enclosed, steps lead up to a rear access gate. There is a water tap, power point and a large patio area directly off the dining room

GARAGE AND PARKING

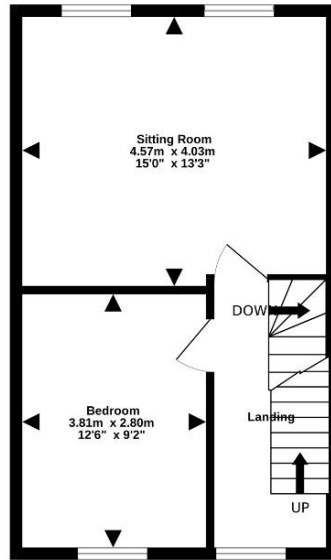
Located to the side of the property is a single garage with driveway.



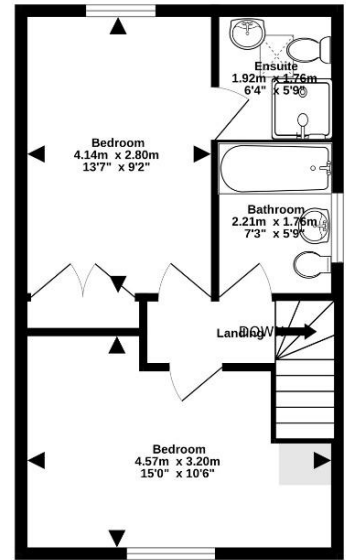
Ground Floor
35.8 sq.m. (385 sq.ft.) approx.



1st Floor
35.8 sq.m. (385 sq.ft.) approx.



2nd Floor
35.8 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA : 107.4 sq.m. (1156 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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