

## Exeter Road, Dawlish, EX7 0AN



Situated just a few hundred yards from the sea wall and beach this much loved semi detached house is ideally located to enjoy the benefits of this sea side town. Shops, schools, the leisure centre and public transport are all within easy reach It offers very well presented accommodation with a delightful, secluded garden to the rear. Reception Hall, Cloakroom, Living/Dining Room, Kitchen, Conservatory, 3 Bedrooms, Bathroom, Garage and Parking. Tenure: Freehold. Council Tax Band: D EPC: D

Offers in excess of £325,000

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**FRASER & WHEELER**

This much loved and very well presented semi detached house enjoys a fabulously convenient location within walking distance of most of the town's amenities. Across the road area a couple of local shops and a footpath which leads down to the sea wall and a beach. A short stroll along the sea wall takes you to the town centre and railway station. Primary and secondary schools are within easy reach as is the leisure centre with facilities and classes for all age groups and green open space which is ideal for dog walkers. Sainsburys is less than a mile away and there is also a footpath with some magnificent views which leads to the beach at Dawlish Warren. Bus services couldn't be more convenient with a bus stop just yards from your front door.

The accommodation is beautifully presented and is fitted with uPVC double glazed windows and doors and gas central heating with radiators to all principal rooms. The garden is a particular delight as it offers interest with a wide range of shrubs and also enjoys a great deal of privacy. It has been carefully designed to reduce maintenance and we are told the owners just employ the services of a gardener once a year to trim the taller hedges.

#### **Accommodation**

uPVC double glazed front door to;

#### **Entrance Porch**

Door to;

#### **Reception Hall**

Stairs to the first floor with storage cupboard under and doors to;

#### **Cloakroom**

Fitted with a white suite comprising WC and wash hand basin. Opaque window.

#### **Sitting Room**

**3.82m x 3.35m (12'6" x 10'12")**

Bay window to the front aspect, gas fire, picture rail and arch to;

#### **Dining Room**

**3.29m x 3.08m (10'10" x 10'1")**

Picture rail and glazed door to;

#### **Conservatory**

**2.85m x 2.76m (9'4" x 9'1")**

Tiled flooring, radiator. Pleasant outlook onto colourful rockery and door to the rear garden.

#### **Kitchen**

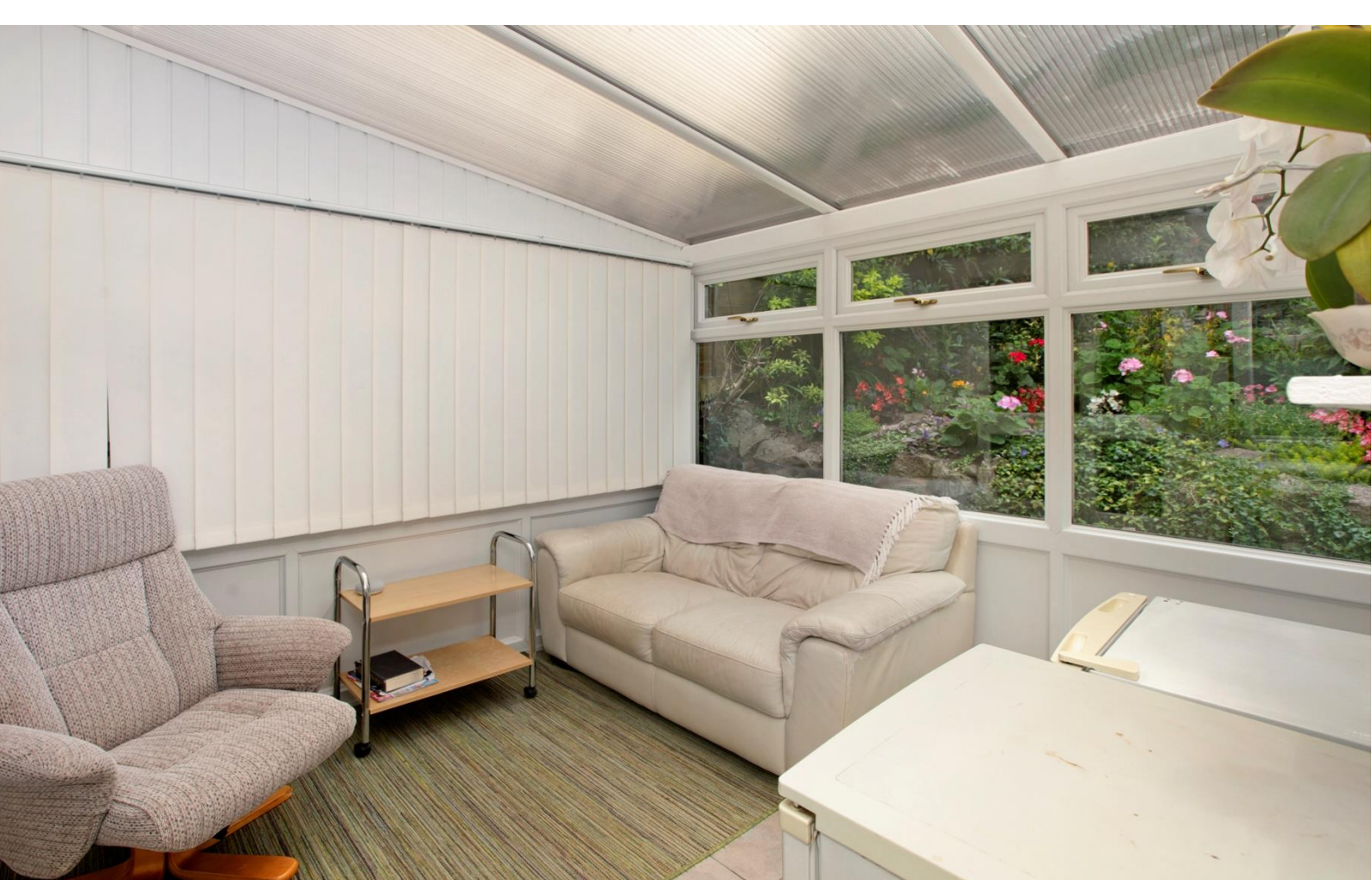
**4.55m x 2.00m (14'11" x 6'7")**

Fitted with a comprehensive range of wall and base cupboard and drawer units with integrated fridge and freezer, built in electric oven and gas hob, plumbing for dishwasher. Tiled flooring, windows to the side and rear aspects and door to the conservatory.

#### **First Floor Landing**

Window to the side aspect, picture rail, access to loft space, doors to;





#### **Bedroom 1**

**4.00m x 3.35m (13'1" x 10'12")**

Bay window to the front aspect, range of fitted wardrobes.

#### **Bedroom 2**

**3.30m x 3.07m (10'10" x 10'1")**

Window overlooking the rear garden.

#### **Bedroom 3**

**1.80m x 1.70m (5'11" x 5'7")**

Window to the front aspect.

#### **Bathroom**

Finished with fully tiled walls and fitted with a panel bath with electric shower over, pedestal wash hand basin, WC. Heated towel rail, tiled flooring, cupboard housing boiler which serves the heating and hot water systems. Opaque window.

#### **Outside**

To the front of the property is a brick paved driveway and hardstanding area providing plenty of parking.

#### **Garage**

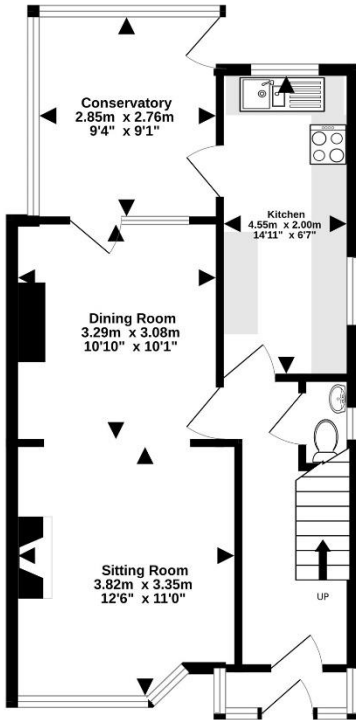
**5.10m x 2.72m (16'9" x 8'11")**

Up and over door and courtesy door to the side.

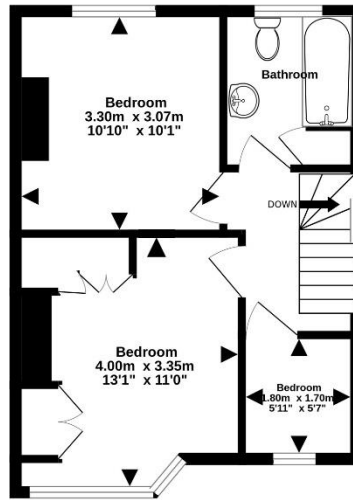
A pathway to the side of the property leads to the rear garden which is a particular delight. It is screened by a combination of established trees and hedges providing plenty of privacy for the decked and paved seating areas which provide great places to relax in the sun. There are a wide variety of shrubs and plants adding interest and a thoughtfully planted rockery provides colour throughout the year. Substantial garden shed with power and light and plumbing for washing machine.



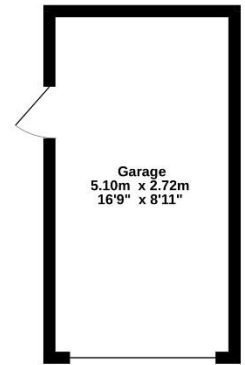
Ground Floor  
47.7 sq.m. (513 sq.ft.) approx.



1st Floor  
33.4 sq.m. (360 sq.ft.) approx.



Garage  
14.0 sq.m. (151 sq.ft.) approx.



**TOTAL FLOOR AREA : 95.1 sq.m. (1024 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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