

Morlaix Close, Dawlish, EX7 0FG



A delightful end of terrace three/four bedroom home set in a popular yet quiet position with wonderful views towards open countryside and Haldon. The present owner has converted the garage to provide extra accommodation and the property boasts many features including a contemporary fitted kitchen/breakfast room, wonderful landscaped rear garden with plenty of seating areas to take in the views. In addition, there is gas central heating, double glazing, master en suite bedroom and parking. NO ONWARD CHAIN, FREEHOLD, COUNCIL TAX – C, EPC - C

£290,000

01626 862379

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FRONT DOOR

ENTRANCE HALL

Stairs to first floor landing, radiator, wall mounted consumer unit and door through to:

DINING ROOM

uPVC double glazed window to the front aspect, contemporary vertical radiator, glazed door to kitchen/breakfast room, engineer wood flooring and steps up to:

LIVING ROOM/BEDROOM 4

Double aspect room with double glazed bi-folding doors to the front and uPVC double glazed patio doors opening out to the rear sun terrace. Radiator, TV point and laminate flooring.

CLOAK ROOM

Close coupled WC, wash hand basin with mixer tap and vanity cupboards, radiator, extraction fan and tiled flooring.

KITCHEN/BREAKFAST ROOM

Contemporary fitted high gloss eye level, base and drawer units with hard wood work surfaces over, stainless steel single sink with mixer tap. Integrated induction hob, eye level oven and space with plumbing for washing machine, dishwasher and fridge/freezer. Cupboard housing combination boiler, uPVC double glazed window looking out to the sun deck, uPVC double glazed doors and window overlooking the rear garden, Breakfast bar and seating table with additional oven under, engineered wood flooring and downlighters.

FIRST FLOOR LANDING

Stairs to first floor landing, access to loft space and door to:

MASTER BEDROOM

uPVC double glazed window to the front aspect, built in wardrobes with hanging space and storage shelving, TV point and door to:

EN SUITE SHOWER ROOM

Double walk in tiled cubicle with electric shower over, pedestal wash hand with mixer tap, close coupled WC, radiator, extractor and tiled flooring.

BEDROOM 2

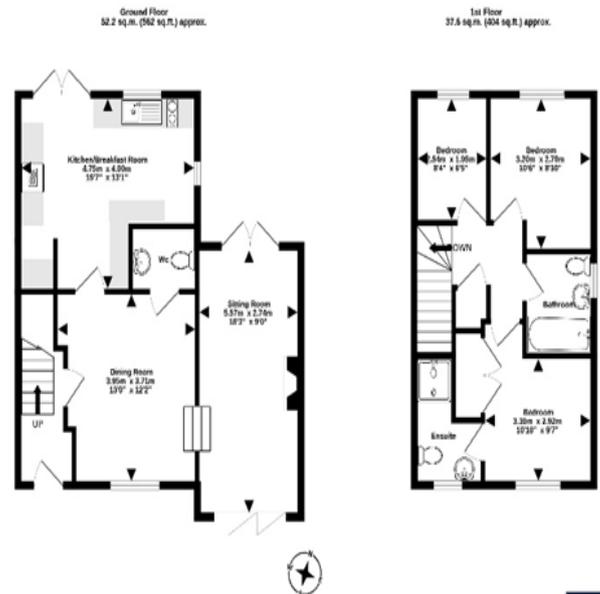
uPVC double glazed window to the rear aspect with wonder open views towards the countryside and Haldon hill. Radiator and laminate flooring.

BEDROOM 3

uPVC double glazed window to the rear aspect with wonderful open views towards the countryside and Haldon hill. wall mounted hanging cupboards and floor to ceiling wardrobe and radiator.

OUTSIDE

To the front of the property is a brick paved drive to the front of the converted garage. A Pathway leads to the front door and borders planted with a selection of small trees and shrubs. The landscaped rear garden really makes the most of the open views with decking and seating areas. There is a side gate with access to the front of the property and steps that lead down to the garden shed with a small lawn all of which is planted with sculptural small trees, plants and shrubs, making this garden a particular feature of this wonderful home.

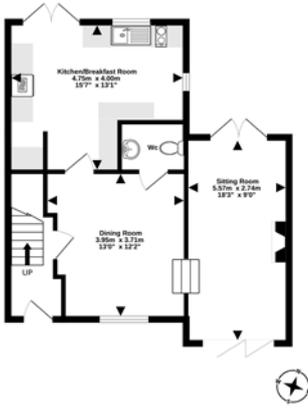


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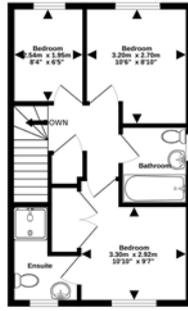
19 Queens Street, Dawlish, Devon, EX7 9HB
Telephone: 01 626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



Ground Floor
52.2 sq.m. (562 sq.ft.) approx.



1st Floor
37.6 sq.m. (404 sq.ft.) approx.



TOTAL FLOOR AREA: 89.8 sq.m. (966 sq.ft.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, heights, areas and wall thicknesses are approximate and are intended to guide the eye only. Builders are not responsible for errors. All dimensions are given in millimeters and rounded to the nearest millimeter. The various, options and alterations shown here are not intended and are to be made only by the architect. See the appropriate contract documents for details.

