

Elm Grove Road, **Dawlish**, EX7 0BZ

A fantastic opportunity to purchase this extended and deceptively spacious 3 bedroom detached house. The property has a lovely open plan/kitchen/dining/living space, an enclosed garden, garage and parking. Internal viewings are a must to fully appreciate the accommodation on offer. Freehold, Council tax band - E, EPC - D.

£350,000

01626 862379

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FRASER & WHEELER

FRONT DOOR TO

ENTRANCE PORCH

Radiator, tiled floor, half wood panelling to walls and inner door to:

ENTRANCE HALL

Coved ceiling, radiator, half wood panelling to walls, stairs leading to the first floor and doors to:

SITTING ROOM

2 Radiators, wood burner, uPVC double glazed window, coved ceiling, wall light points and uPVC double glazed doors to the garden.

KITCHEN/DINING/LIVING ROOM

A great space with modern matching kitchen units, wood block style work surfaces over, gas hob with extractor hood, stainless steel sink unit, utility cupboard, uPVC double glazed windows, 2 radiators, picture rail, double doors opening onto the front garden, feature central fire and space for a fridge/freezer.

CONSERVATORY

uPVC double glazed windows and door leading to the garden.

SHOWER ROOM

Suite comprising WC, feature wash hand basin, shower enclosure and radiator.

FIRST FLOOR LANDING

uPVC double glazed window, radiator, coved ceiling, storage cupboard and doors to:

BEDROOM 1

2 uPVC double glazed windows with shutters, picture rail and fitted wardrobes.

BEDROOM 2

uPVC double glazed window, feature fireplace, radiator and picture rail.

BEDROOM 3

uPVC double glazed window, radiator and picture rail.

BATHROOM

Suite comprising panelled jacuzzi style bath with shower over, WC, pedestal wash hand basin, part tiled walls, obscure glazed window, heated towel rail and spot lights.

OUTSIDE

Metal gates lead to a brick paved driveway which in turn leads to the timber garage, established plants and shrubs and further gate leads to an inner courtyard with access to the front door and rear garden. The main garden has a good size patio, decked seating area, storage shed and feature pond.

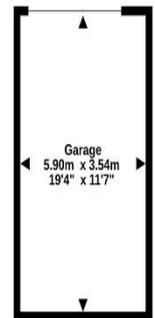
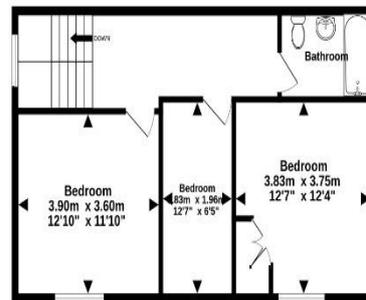
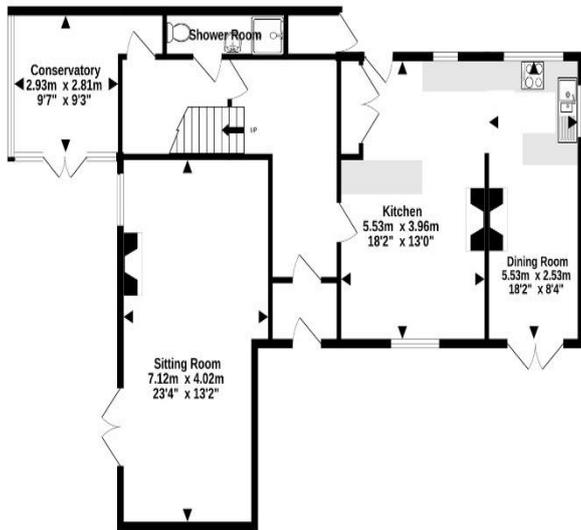




Ground Floor
162.8 sq.m. (1747 sq.ft.) approx.

1st Floor
112.2 sq.m. (1212 sq.ft.) approx.

Garage
211.8 sq.m. (2281 sq.ft.) approx.



TOTAL FLOOR AREA : 166.7 sq.m. (1794 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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19 Queen Street, Dawlish, Devon, EX7 9HB
 Telephone: 01 626 862379
 Email: info@fraserandwheeler.co.uk
 www.fraserandwheeler.co.uk



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