

Exeter Road, **Dawlish**, EX7 0AL

A fantastic opportunity to purchase this 3 bedroom semi-detached house on a good size plot with the advantage of a large garden room, parking for 2 cars, garage, 2 wood burners, large level garden, gas central heating and double glazing.

FREEHOLD, COUNCIL TAX BAND - D, EPC - E.

Guide Price £339,950

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**FRASER & WHEELER**

## UPVC DOUBLE GLAZED FRONT DOOR TO

### ENTRANCE HALL

Radiator, stairs leading to the first floor and doors to:

### LOUNGE

#### 4.24m x 3.72m (13'11" x 12'2") INTO BAY

uPVC double glazed bay window to the front, radiator and wood burning stove with slate hearth and wood beam over.

### KITCHEN/DINING ROOM

#### 5.66m x 3.40m (18'7" x 11'2")

A spacious room with modern base and eye level units, work surfaces over, fitted hob with oven below and extractor hood over, sink unit, plumbing for a dishwasher, space for a fridge/freezer, wood burning stove with hearth and wood beam over, uPVC double glazed window to the side, patio doors leading to the garden, storage cupboard and door to:

### UTILITY ROOM

uPVC double glazed window to the rear, plumbing for appliance, work surface over and door to:

### CLOAKROOM

uPVC double glazed window, radiator, wash hand basin with storage below and WC.

### FIRST FLOOR LANDING

uPVC double glazed window to the side, hatch to the loft space and doors to:

### BEDROOM 1

#### 4.23m x 3.58m (13'11" x 11'9") INTO BAY

uPVC double glazed bay window to the front and radiator.

### BEDROOM 2

#### 3.42m x 3.13m (11'3" x 10'3")

uPVC double glazed window to the rear, radiator and storage cupboard.

### BEDROOM 3

#### 2.34m x 1.98m (7'8" x 6'6")

uPVC double glazed window to the front and radiator.

### BATHROOM

#### 2.42m x 1.87m (7'11" x 6'2")

Modern suite comprising P shaped panelled bath with shower and screen over, WC, wash hand basin with storage below, part tiled walls and floor, heated towel rail and 2 uPVC double glazed windows to the rear.

### OUTSIDE

To the front of the property is a driveway with parking for 2 cars, level lawn, side access gate leading to the rear garden and garage to the side with up and over door. The rear garden is a good size with large patio leading to a lawned garden with fence surround. To the rear of the garden is access to:



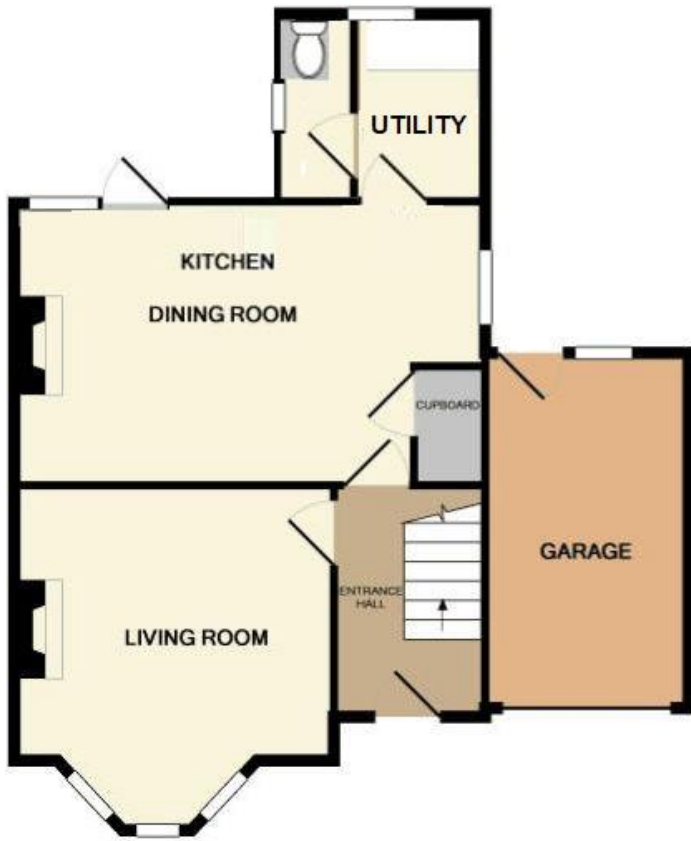


### **GARDEN ROOM**

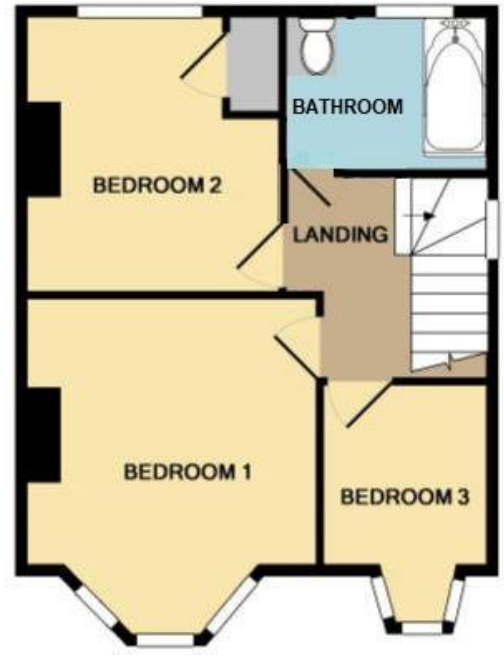
**5.45m x 4.43m (17'11" x 14'6")**

uPVC double glazed windows and patio doors to the front and light connected. Please note the garden room requires a small amount of work to be finished.

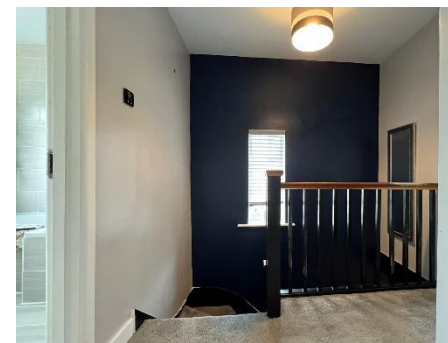




GROUND FLOOR



1ST FLOOR



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