

Carhaix Way, **Dawlish**, EX7 0RR

Presented with no onward chain, this delightful terraced home boasts two double bedrooms and two en suites, exuding immaculate presentation. Nestled on the periphery of a sought-after development, it enjoys close proximity to local schools and leisure amenities. Key features include uPVC double glazing, gas central heating, and a low-maintenance garden.

Furthermore, the property offers the convenience of two allocated parking spaces. With freehold tenure and falling within Council Tax Band B, this residence also boasts an EPC rating of C.

£250,000

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## FRONT DOOR TO

### ENTRANCE PORCH

Radiator and doors to:

### CLOAKROOM

Pedestal wash hand basin, low level WC, radiator, extractor fan.

### SITTING ROOM

uPVC double glazed window with front aspect, radiator, television and telephone point, under stairs storage cupboard, stairs leading to the first floor and part glazed door to:

### KITCHEN/DINING ROOM

uPVC double glazed window overlooking the rear garden, a range of contemporary eye level and base units with work surfaces incorporating a stainless steel sink unit with mixer tap set in tiled surround, built in 4 ring electric induction hob with extractor hood over, electric oven, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, radiator, room for dining table and chairs, uPVC double glazed double doors leading to the garden.

### FIRST FLOOR LANDING

Radiator, hatch to roof space, built in store cupboard. Doors to:

### BEDROOM 1

uPVC double glazed window with front aspect, radiator, telephone point, television point.

### EN SUITE BATHROOM

Panelled bath with shower attachment over in tiled surround, pedestal wash hand basin in tiled surround, low level WC, radiator, extractor fan.

### BEDROOM 2

uPVC double glazed window overlooking the rear garden, radiator.

### EN SUITE SHOWER ROOM

Fully tiled walk in shower cubicle, pedestal wash hand basin in tiled surround, low level WC, radiator, shaver point, extractor fan.

### OUTSIDE

To the front there is a gravelled area whilst to the rear the garden is enclosed by timber fencing and has been paved and gravelled for ease of maintenance. There is outside lighting, water tap and gated access leading to the 2 allocated parking spaces.

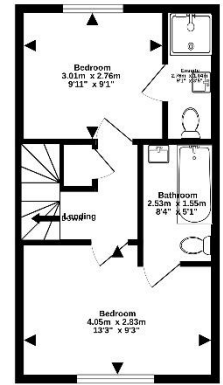
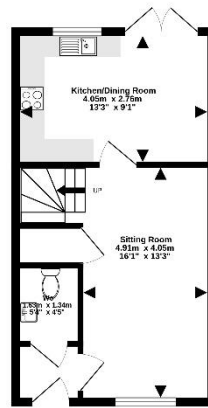
### AGENTS NOTE

All mirrors, towel rails and cabinets in bathrooms will remain along with curtains and blinds.



Ground Floor  
21.1 sq.m. (234 sq.ft.) approx.

1st Floor  
21.1 sq.m. (234 sq.ft.) approx.



TOTAL FLOOR AREA: 42.2 sq.m. (458 sq.ft.) approx.  
All floor areas are approximate and are for guidance only. The actual area may vary slightly due to the way the area is measured. The area of the property is not intended to be used for any purpose other than as a guide. The area of the property is not intended to be used for any purpose other than as a guide. The area of the property is not intended to be used for any purpose other than as a guide.



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