



A well-presented spacious home situated close to Dawlish Town Centre, all local amenities, sandy beach and mainline railway station. It also has the added advantage of gas central heating, modern kitchen and a shared courtyard.

FREEHOLD, COUNCIL TAX BAND - B, EPC - C.

£185,000

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**FRASER & WHEELER**

## FRONT DOOR TO

### ENTRANCE HALL

Gas central heating radiator, wood effect laminate flooring, built in clock cupboard, spacious under stairs cupboard. Doors to:

### SITTING/DINING ROOM

windows with front aspect, wood effect laminate flooring, two gas central heating radiators, television point.

### KITCHEN

Window with front aspect, a range of modern matching eye level and base units with roll work surfaces incorporating a stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge, cooker point and tiled splash backs.

### FIRST FLOOR LANDING

Window with rear aspect, gas central heating radiator, hatch to roof space, built in cupboard housing gas boiler serving domestic hot water and central heating.

### BEDROOM 1

Irregular shape , Window with front aspect and gas central heating radiator.

### BEDROOM 2

Irregular shape , Window with front aspect and gas central heating radiator.

### BATHROOM

Panelled bath with shower attachment over, pedestal wash hand basin, low level WC, half tiling to walls, shower enclosure, opaque window.

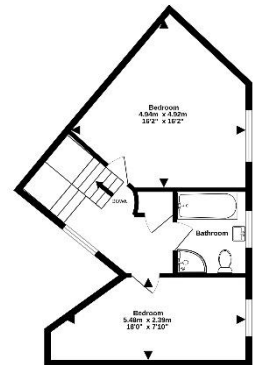
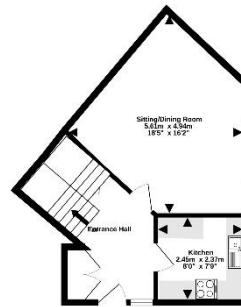
### OUTSIDE

The front of the property is approached through double wrought iron gates. There is an enclosed shared courtyard area and outside lighting.



Ground Floor  
34.4 sq.m. (370 sq.ft.) approx.

1st Floor  
41.5 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA: 75.9 sq.m. (817 sq.ft.) approx.  
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