

Marston Close, Dawlish, EX7 0EZ



A well-presented semi-detached house situated at the end of a small cul de sac in a popular area close to schools and the leisure centre. The accommodation benefits from uPVC double glazing, gas central heating and comprises; Entrance Hall, Cloakroom, Living Room, Dining Room, Kitchen, 3 Bedrooms, shower room. Low Maintenance Garden with Sunny Aspect, Parking.

NO CHAIN. FREEHOLD, COUNCIL TAX BAND - C, EPC - C.

£259,950

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ENTRANCE HALL

Radiator, stairs to first floor landing with understairs storage cupboard, telephone point and doors to:

CLOAKROOM

White suite comprising low level WC, pedestal wash hand basin, laminate effect flooring, radiator, extractor fan and a uPVC double glazed window to the side.

SITTING ROOM

uPVC double glazed window to front, decorative fireplace, natural wooden mantel with display ledges extending to the side, coved ceiling, television aerial point. Opening through to

DINING ROOM

uPVC double glazed patio doors opening onto the rear garden, coved ceiling, radiator and door to.

KITCHEN

Light wood effect base cupboard and drawer units with roll edge work surfaces, one and half bowl stainless steel sink and drainer, mixer tap, tiled splash backs. Matching wall units. Electric cooker point, stainless steel extractor hood over, plumbing for washing machine, space for fridge. uPVC double glazed window to side and uPVC double glazed door to the rear garden.

FIRST FLOOR LANDING

Hatch to loft access housing gas fired combination boiler, smoke detector, uPVC double glazed window to the side and doors to:

BEDROOM 1

uPVC double glazed window to front, radiator and coved ceiling.

BEDROOM 2

uPVC double glazed window to rear, linen cupboard with slatted shelving. radiator.

BEDROOM 3

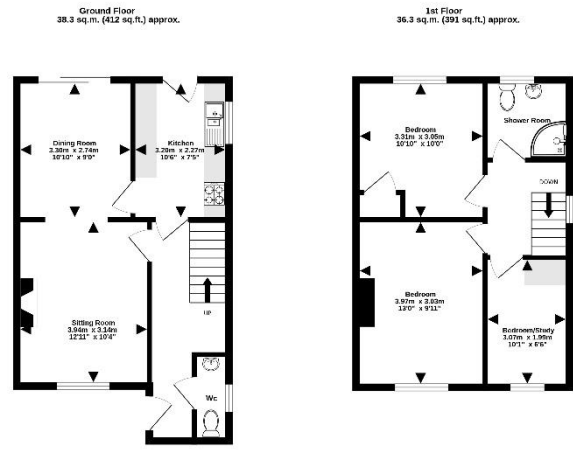
uPVC double glazed window to front, radiator. The measurements include the over stairs bulkhead.

SHOWER ROOM

White three piece suite comprising a double shower enclosure with curved shower screen, electric shower and fully tiled walls, pedestal wash hand basin with tiled splashback, close coupled WC, radiator, uPVC obscure double glazed window to rear.

OUTSIDE

To the front of the property is an open plan lawn garden and paved hard standing providing parking. A wooden gate leads to the side of the property with outside tap. The rear garden benefits from a sunny aspect and is paved for ease of maintenance and benefits from a large timber garden shed.



TOTAL FLOOR AREA: 74.5 sq.m. (322 sq.ft.) approx.
All the measurements are taken under the most favourable conditions and are for general guidance only. The measurements are not intended to be used for legal purposes. The measurements are not intended to be used for legal purposes. The measurements are not intended to be used for legal purposes.



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