Cousens Close, **Dawlish**, EX7 9TE

Offering spacious and versatile accommodation over three floors this semi detached house can suit a variety of needs and enjoys some far reaching views. Well located for schools, shops, the leisure centre and bus routes. Living Room, Kitchen/Diner, Cloakroom/Utility Room, Study, 4 Bedrooms, Bathroom, 2 Shower Rooms, Parking. Delightful, secluded garden.
Tenure: Freehold. Council Tax Band: D. EPC: C

GUIDE PRICE £300,000 TO £315,000

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Introduction

Situated in a cul-de-sac, in a popular residential area, this deceptively spacious semi-detached house offers versatile accommodation arranged over three floors fitted with gas central heating and uPVC double glazing. Far reaching views can be enjoyed and to the rear is a delightful, much loved garden.

Location

The property is situated about a mile and a half from Dawlish town centre with its range of independent shops and cafes as well as railway station and beach. Secondary and primary schools are about a mile away with the leisure centre and its exercise grounds closer by and regular bus services run just a few yards from the house.

Accommodation

On the ground floor is the reception room with doors off to; Cloakroom/Utility fitted with WC and plumbing for a washing machine. There is a spacious family room which is currently used as an office but could equally make for a comfortable double bedroom. The kitchen/dining room runs the width of the property and offers the far reaching views of the nearby countryside. It is fitted with a range of base and wall units to three walls and is finished with wood flooring. From here stairs lead down to the lower ground floor and up to the first floor. On the lower ground floor is a spacious, cosy sitting room with patio doors opening on to the rear garden. Also on this level is an internal rooms without windows which the current owners use as a double bedroom and it has the benefit of a smart en-suite shower room fitted with a white suite and fully tiled walls. On the first floor are three bedrooms and a bathroom. The main bedroom offers the best of the views and also has an en-suite shower room. There is a single and double bedroom with windows to the front aspect and the bathroom which is fitted with a white suite.

Outside

To the front of the property is hardstanding parking for three vehicles and shrub borders. A path to the side of the property leads to the much loved rear garden. It is arranged in three areas with paved patios at the top and bottom of the garden, both provided delightful secluded places to relax and entertain. In the middle is a greenhouse and all areas of the garden have borders filled with a variety of shrubs, predominantly a wide variety of well established roses provided colour and scent.

Measurements

Ground Floor

Family Room / Bedroom
5.10m x 2.48m (16'9" x 8'2")

Cloakroom/Utility
9'1" x 2'10" (2.77m x 0.86m)

Kitchen/Dining Room
4.80m x 3.20m (15'9" x 10'6")

Lower Ground Floor

Sitting Room
4.70m x 4.20m (15'5" x 13'9") maximum

Internal Room
4.84m x 2.40m (15'11" x 7'10")

Shower Room
2.80m x 2.00m (9'2" x 6'7")

First Floor

Bedroom 1
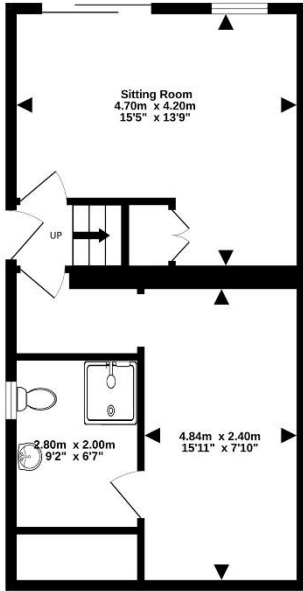3.71m x 3.25m (12'2" x 10'8")

En Suite Shower Room

Bedroom 2
3.04m x 2.85m (9'12" x 9'4")
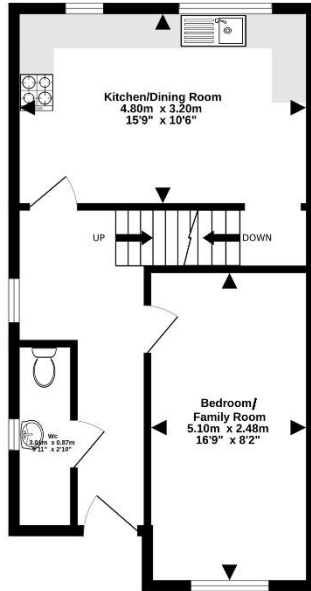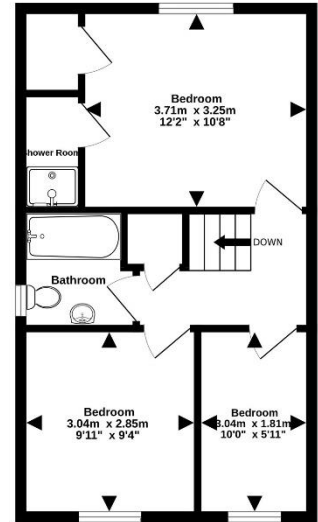
Bedroom 3
3.07m x 1.81m (10'1" x 5'11")

Bathroom

Ground Floor
42.7 sq.m. (460 sq.ft.) approx.

Sitting Room
4.70m x 4.20m
15'5" x 13'9"

UP

4.84m x 2.40m
15'11" x 7'10"

2.80m x 2.00m
9'2" x 6'7"

1st Floor
42.7 sq.m. (460 sq.ft.) approx.

Kitchen/Dining Room
4.80m x 3.20m
15'9" x 10'6"

UP   DOWN

Wc
3.00m x 0.87m
9'11" x 2'10"

Bedroom/ Family Room
5.10m x 2.48m
16'9" x 8'2"

2nd Floor
38.4 sq.m. (414 sq.ft.) approx.

Bedroom
3.71m x 3.25m
12'2" x 10'8"

Shower Room

Bathroom

DOWN

Bedroom
3.04m x 2.85m
9'11" x 9'4"

Bedroom
3.04m x 1.81m
10'0" x 5'11"

N
W E
S

TOTAL FLOOR AREA : 123.9 sq.m. (1333 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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