

Underhay Close, **Dawlish**, EX7 0FA



A delightful three bedroom detached home in an enviable position within a popular development. The ground floor comprises WC, living room and open plan kitchen dining room and French doors opening out to the enclosed rear garden. On the first floor there is a master bedroom with en suite bathroom and two further bedrooms and family bathroom. The property also benefits a garage and driveway.
FREEHOLD, COUNCIL TAX - D, EPC - C.

OIEO £325,000

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FRASER & WHEELER

FRONT DOOR TO:

ENTRANCE HALL

Stairs to first floor landing, radiator, grey Porcelanosa tiled flooring and door to:

WC

White suite comprising close coupled WC, pedestal wash hand basin, radiator, half panelled walls, extractor and wall mounted consumer unit.

KITCHEN/DINING ROOM

A light and airy room with uPVC double glazed sliding doors looking directly out to the rear garden. The kitchen comprises white high gloss base and eye level units with roll top work surfaces, one and half bowl sink and drainer with mixer tap, space and plumbing for washing machine. Integrated 4 ring gas hob with stainless steel splash back and extractor over, space for fridge/freezer, 2 radiators and under stairs storage cupboard. uPVC double glazed window looking out to the rear garden and further window to the side aspect. Grey Porcelanosa tiled flooring, downlighters and pendant lighting over dining area.

LOUNGE

Dual aspect uPVC double glazed windows to the front and side, 2 radiators and TV point.

FIRST FLOOR LANDING

Stairs to the first floor galleried landing, uPVC double glazed window to the rear aspect, radiator, and fitted cupboard.

BEDROOM 1

uPVC double glazed window to the front aspect, radiator, double wardrobe, Tv point and door to:

EN SUITE SHOWER ROOM

White suite comprising double shower enclosure, pedestal wash hand basin, Concealed cistern WC, radiator and extractor fan. uPVC obscure double glazed window to the front, wall mounted cabinet with inset mirror and light. Downlighters and tiled flooring.





BEDROOM 2

uPVC double glazed window to front and side aspects, radiator and access to loft space.

BEDROOM 3

uPVC double glazed window to the side and radiator.

FAMILY BATHROOM

White suite comprising, panelled bath with shower over and glass screen, pedestal wash hand basin, concealed cistern WC, extractor and radiator. Tiled flooring and uPVC obscure double glazed window to the rear.

OUTSIDE

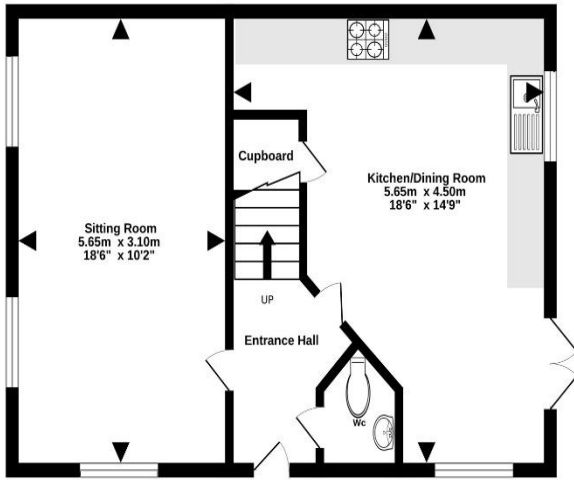
To the front of the property is a path leading to the front door and side gate to the garden. The sunny southerly facing garden with feature wall is mostly laid to lawn with a decked seating area to one corner and patio across the rear. There is outside lighting, water tap and a gate opening to a storage area at the side of the property.

GARAGE

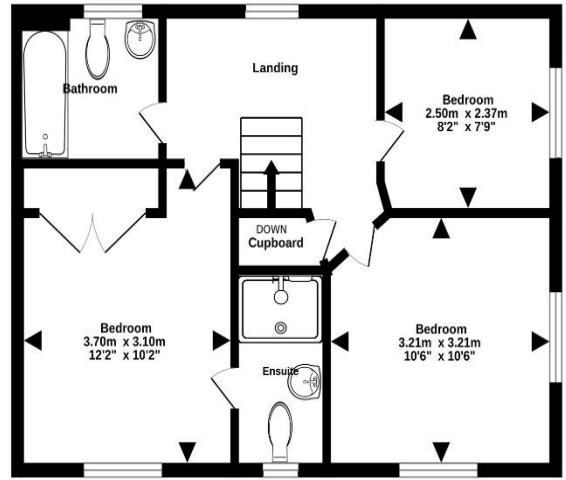
The property also benefits a driveway which leads to the single garage.



Ground Floor
43.7 sq.m. (470 sq.ft.) approx.



1st Floor
43.7 sq.m. (470 sq.ft.) approx.



TOTAL FLOOR AREA : 87.4 sq.m. (941 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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