

Gatehouse Rise, **Dawlish**, EX7 0EH

A deceptively spacious 3 bedroom semi-detached house in excellent condition throughout. The property has versatile living accommodation, and enclosed garden and parking. FREEHOLD, COUNCIL TAX BAND - C, EPC - C.

£299,950

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FRASER & WHEELER

FRONT DOOR TO

ENTRANCE PORCH

Glazed inner door to:

ENTRANCE HALL

Stairs leading to the first floor and doors to:

CLOAKROOM

Suite comprising WC and wash hand basin.

LIVING ROOM

uPVC double glazed window to the front, radiator and fitted cupboards. Open to:

SITTING/DINING ROOM

uPVC double glazed window to the side, spot lights, radiator and open to:

KITCHEN/BREAKFAST ROOM

Modern matching base and eye level units with work surface over, electric hob with oven below and extractor hood over, integrated fridge/freezer, plumbing for a washing machine, uPVC double glazed window looking onto the rear garden, breakfast bar, radiator and uPVC double glazed door leading to the rear garden.

FIRST FLOOR LANDING

uPVC double glazed window to the side and doors to:

BEDROOM 1

Radiator, uPVC double glazed window to the front, spot lights and fitted wardrobe.

BEDROOM 2

Radiator, uPVC double glazed window to the rear and spot lights.

BEDROOM 3

Radiator and uPVC double glazed window to the rear.

SHOWER ROOM

Modern suite comprising walk in shower enclosure, WC, wash hand basin, storage cupboard, tiled walls and obscure uPVC double glazed window to the front.

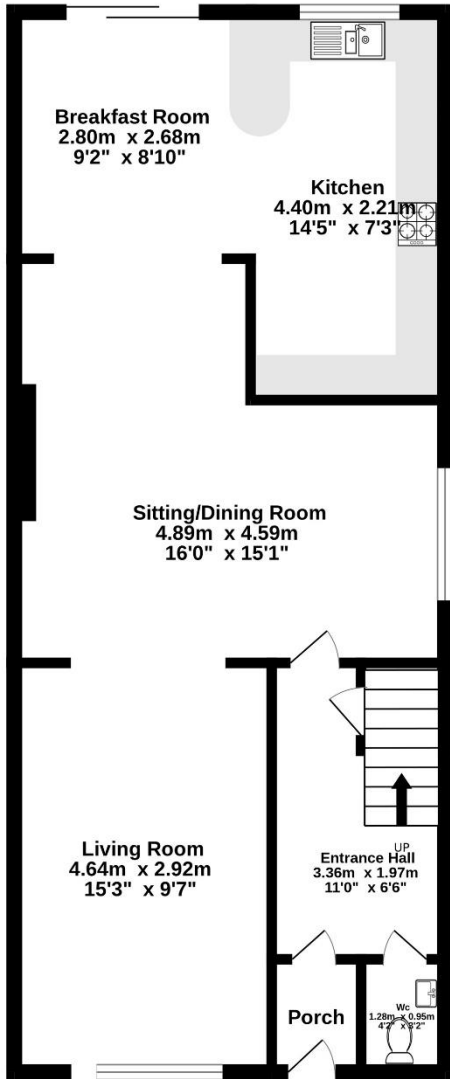
OUTSIDE

To the front of the property is a brick paved driveway, area of decorative gravel and side gate leading to the rear garden. The rear garden has a paved patio leading to an artificial lawn, shed and part timber fence surround.

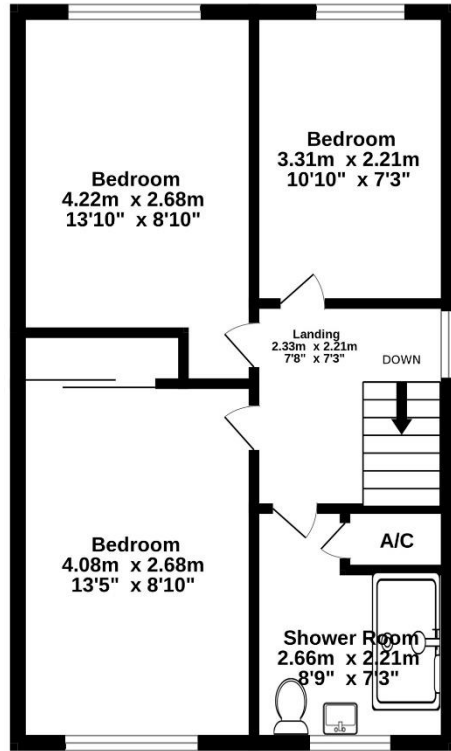




Ground Floor
58.4 sq.m. (629 sq.ft.) approx.



1st Floor
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA : 99.0 sq.m. (1066 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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