

Kingsdown Close, **Dawlish**, EX7 0HU



A well-presented spacious three bedroom semi-detached house situated in this popular cull de sac close to schools, leisure facilities and playing fields. Benefits include uPVC double glazing and gas central heating. The accommodation has been tastefully decorated throughout with attractive gardens, parking and a GARAGE. FREEHOLD, COUNCIL TAX BAND - D, EPC - D.

£340,000

01626 862379

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FRASER & WHEELER

DOUBLE GLAZED FRONT DOOR

ENTRANCE HALL

Under stairs storage cupboard, radiator.

SPACIOUS CLOAKROOM

uPVC double glazed opaque window, vanity unit with wash basin and cupboard under, low level WC, corner unit, radiator.

KITCHEN

3.60m x 3.10m (11'10" x 10'2")

uPVC double glazed window overlooking the rear garden, a range of modern eye level and base units with roll edge work surfaces incorporating a one and a half bowl stainless steel sink unit and drainer, built in electric hob with electric oven, drawer units, space for fridge/freezer, plumbing for automatic washing machine and dishwasher, tall cupboard. uPVC double glazed door leading to the rear garden.

LOUNGE/DINER

6.40m x 3.50m (21' x 11'6")

Lounge area - uPVC double glazed patio doors to the rear garden, television point, solid oak fireplace with gas fire and marble hearth, radiator. Dining area - uPVC double glazed window overlooking the front garden, radiator.

STAIRS TO LANDING

uPVC double glazed window, built in airing cupboard with radiator, hatch to roof space which is insulated.

BEDROOM 1

3.60m x 3.50m (11'10" x 11'6")

uPVC double glazed window overlooking the rear garden television point, a range of fitted bedroom furniture comprising wardrobes, drawers and a dressing table, radiator.

BEDROOM 2

3.50m x 2.80m (11'6" x 9'2")

uPVC double glazed window overlooking the front garden, radiator, built in wardrobe.





BEDROOM 3

3.60m x 2.40m (11'10" x 7'10")

uPVC double glazed window overlooking the rear garden, radiator, built in storage cupboard, built in wardrobe.

SHOWER ROOM

uPVC double glazed opaque window, shower enclosure, pedestal wash hand basin, low level w.c., part tiled surround, radiator, built in cupboard.

OUTSIDE

To the front of the property there is a brick paviour parking area ideal for boat or caravan and further parking leading to the GARAGE. The front garden is mainly laid to lawn with flower borders. The rear garden has a patio area with steps leading to the lawned garden which has a variety of established shrubs and flower borders,

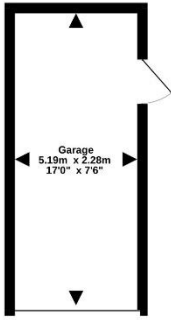
There are two garden sheds and a side gate access.

GARAGE

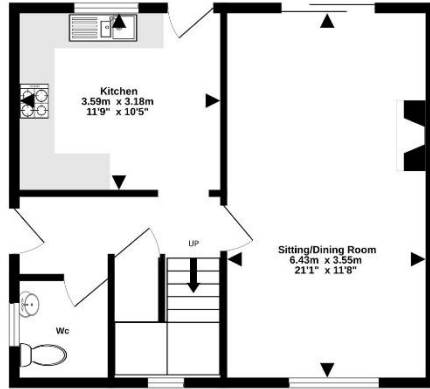
Single garage with up and over door, side door leading to the rear garden.



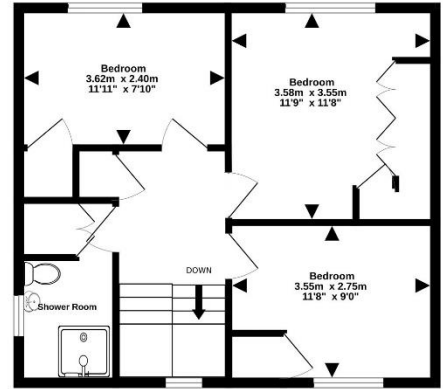
Garage
11.8 sq.m. (127 sq.ft.) approx.



Ground Floor
45.8 sq.m. (504 sq.ft.) approx.



1st Floor
45.8 sq.m. (504 sq.ft.) approx.



TOTAL FLOOR AREA : 105.4 sq.m. (1135 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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19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01 626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



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