

Roscoff Road, Dawlish, EX7 0FE



NO ONWARD CHAIN. This deceptively spacious 4 bedroom detached house offers versatile accommodation arranged over three floors providing flexibility to suit a variety of requirements. Tenure - Freehold. Council Tax Band - E. EPC - C.

£389,950

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

FRONT DOOR TO:

ENTRANCE HALL

Stairs to the upper and lower floors with doors to;

SITTING ROOM

A double aspect room with Juliette balcony enjoying an outlook over the garden, further window to the side aspect and radiator.

BEDROOM 4/STUDY

A bay windowed room looking to the front aspect with further window to the side. This multi purpose room makes a comfortable bedroom or ideal office for those working from home.

BATHROOM

Fitted with a white suite comprising bath. Wash hand basin and WC. Heated towel rail and extractor fan.

LOWER LANDING

Hallway with airing cupboard and doors to;

KITCHEN/DINING ROOM

Fitted with a comprehensive range of cupboard and drawer base and wall units with integrated dishwasher and fridge freezer, eye level electric double oven and gas hob with extractor hood above. Seating/dining area with French doors and glazed side panels to the rear garden.

BEDROOM 3

A versatile room which could also make a comfortable reception room. French doors opening onto the rear garden and fitted bedroom furniture.

UTILITY ROOM

Fitted with work surface and sink unit with plumbing for washing machine below.

SHOWER ROOM

Fitted with shower enclosure, WC and wash hand basin.

UPPER LANDING

Doors to;





BEDROOM 1

Built in wardrobe, door to the en suite shower room and French doors to the balcony.

EN SUITE SHOWER ROOM

Fitted with a double walk in, tiled shower enclosure with mains shower, wash hand basin and WC with concealed cistern. Extractor fan and heated towel rail.

BALCONY

A great area with open views and space for a good size table and chairs.

BEDROOM 2

A double aspect room with an open outlook to the front and side with fitted bedroom furniture.

OUTSIDE

To the front of the property is a small area of low maintenance garden and driveway providing parking and leading to the front door and garage. The attractive rear garden is level and mainly paved for ease of maintenance. The garden benefits from an additional area of space to the side that has space for a good size shed/summer house.

GARAGE

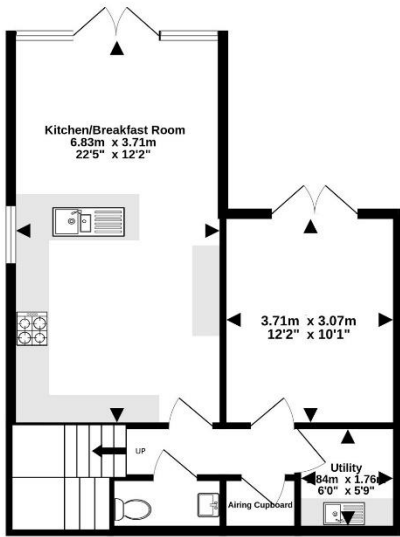
Up and over door and window to the rear.

AGENTS NOTE

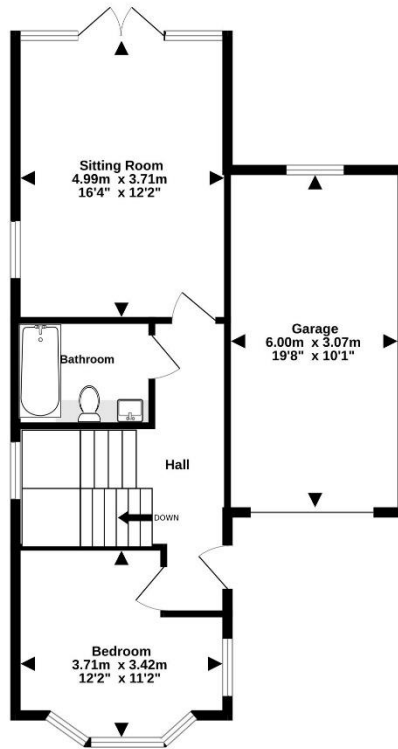
The vendor would like to sell the property furnished. Please ask the agent for further information.



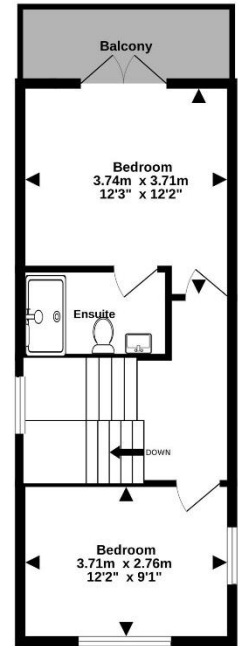
Lower Ground Floor
49.2 sq.m. (530 sq.ft.) approx.



Ground Floor
63.5 sq.m. (684 sq.ft.) approx.



1st Floor
36.3 sq.m. (390 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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