

# Carlton Terrace, Dawlish, EX7 9HJ



A deceptively spacious three bedroom end of terraced town centre home. The property is within easy reach of the local amenities and an internal viewing is highly recommended to fully appreciate this excellent home.

FREEHOLD, COUNCIL TAX BAND - C, EPC - D.

OIEO £200,000

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## FRONT DOOR TO:

### ENTRANCE HALL

Picture rail, radiator, stairs rising to the first floor landing, doors to:

### LIVING ROOM

**3.70m (INTO BAY) x 3.70m (12'2" (INTO BAY) x 12'2")**

Double glazed bay window, picture rail, alcove, radiator, TV point, feature fireplace with electric fire inset, hearth and mantle over, built in storage cupboard.

### KITCHEN/DINING ROOM

**5.70m x 2.80m (18'8" x 9'2")**

A wonderful room with cream shaker style base and eye level units with wood block work surfaces and inset Belfast style sink and drainer, mixer tap over, eye level oven, gas hob with extractor over, tiled splash backs, radiator, double glazed windows to the front and rear of the property.

### SHOWER ROOM

Wash hand basin, close coupled WC, shower cubicle with wall mounted shower over, obscure glazed window to the side of the property, part tiled walls.

### UTILITY ROOM

Wall mounted boiler, space for a washing machine, tiled floor, door to the courtyard garden and further door to the side of the property, base cupboards and drawers and roll edge worktop, inset sink and mixer tap, wall mounted cupboard, radiator.

### FIRST FLOOR LANDING

Obscure double glazed window to the side, cupboard with shelving, loft access, doors to:

### BEDROOM 1

**3.70m (INTO BAY) x 3.70m (12'2" (INTO BAY) x 12'2")**

Double glazed bay window, radiator, fitted bedroom furniture comprising wardrobes, cupboards, drawers and display shelves.

### BEDROOM 2

**3.80m (INTO ALCOVE) x 3.20m (12'6" (INTO ALCOVE) x 10'6")**

Double glazed windows to the front of the property, radiator.

### BEDROOM 3

**2.70m (INTO ALCOVE) x 2.30m (8'10" (INTO ALCOVE) x 7'7")**

Double glazed window to the rear of the property, radiator, picture rail.

### BATHROOM

Modern fitted suite comprising panelled bath, close coupled W.C, wash hand basin with cupboard under, radiator, double width shower cubicle with shower over, tiled surround, tiled floor.

### OUTSIDE

The property also benefits from a small courtyard garden.



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