

Roscoff Road, Dawlish, EX7 0FF



A deceptively spacious 4 double bedroom detached house situated in a tucked away position backing onto woodland. The property has gas central heating, uPVC double glazing, an enclosed garden, garage and parking. FREEHOLD, COUNCIL TAX BAND - ,EPC - C.

£425,000

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FRASER & WHEELER

FRONT DOOR TO

ENTRANCE HALL

Access to living room, kitchen, dining room, WC and first floor. Ceiling light.

CLOAKROOM

Suite comprising WC, pedestal wash hand basin, radiator and window to the front.

SITTING ROOM

A large double aspect living room with uPVC double glazed window to front, uPVC double glazed double doors leading out to the rear garden, double radiator, TV socket, telephone socket, ceiling lights and carpeted flooring.

KITCHEN

Wall and base kitchen units, soft close pan draws, space for a range style cooker, fitted fridge/freezer, worktop with lighting, one and a half bowl sink with mixer tap, downlights, uPVC double glazed window to rear, partially tiled walls and door to:

UTILITY ROOM

Extractor fan, double glazed obscured glass panel door to rear garden, single

radiator, roll top worktop, space for free standing washing machine, space for a further appliance, sink unit and wall mounted central heating boiler.

DINING ROOM

uPVC double glazed window to front and radiator.

FIRST FLOOR LANDING

Access to bedroom one, two, three, four and family bathroom. uPVC double glazed window, airing cupboard, ceiling lights and hatch to the loft space.

BEDROOM 1

Master bedroom with uPVC double glazed window to front, single radiator, ceiling light and door to:

EN SUITE SHOWER ROOM

Modern fitted en suite with extractor, downlights, uPVC double glazed window, double shower enclosure, pedestal wash hand basin, close coupled WC and heated towel rail.





BEDROOM 2

Double bedroom with uPVC double glazed window overlooking rear garden, single radiator and ceiling light.

BEDROOM 3

Double bedroom with uPVC double glazed window to front and radiator.

BEDROOM 4

Double bedroom with uPVC double glazed window overlooking rear garden and single radiator.

FAMILY BATHROOM

Modern fitted family bathroom with extractor, downlights, uPVC double glazed window, pedestal wash hand basin, close coupled WC and panelled bath.

OUTSIDE

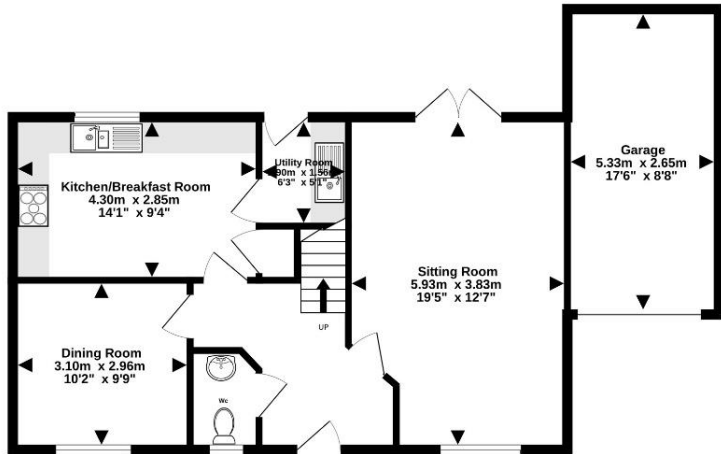
To the front of the property is an area of paving and decorative gravel, access to the front door and side access gate leading to the rear garden. The rear garden has a good degree of privacy, backing onto woodlands and has areas of paving with established shrubs and space for a good size garden shed.

GARAGE

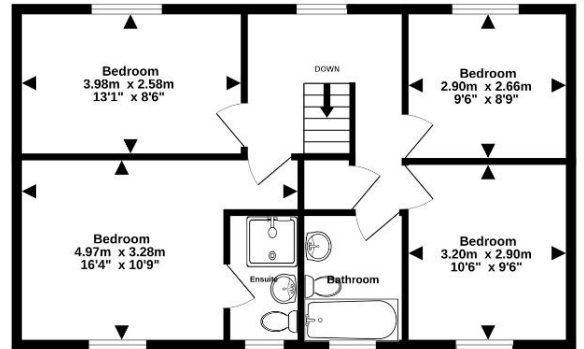
Power and light connected, metal up and over door with parking space in front.



Ground Floor
70.4 sq.m. (758 sq.ft.) approx.



1st Floor
56.8 sq.m. (612 sq.ft.) approx.



TOTAL FLOOR AREA : 127.2 sq.m. (1370 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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