

Gatehouse Close, Dawlish, EX7 0EG



A spacious end of terrace four bedroom family home with accommodation briefly comprising; living room, kitchen diner, cloakroom, utility/rear lobby, four bedrooms, family bathroom, wrap around garden, driveway parking, single garage, lovely views, double glazing, gas central heating. An internal viewing comes highly recommended to appreciate the accommodation on offer. Situated in a tucked away location within a popular residential area on the outskirts of Dawlish. FREEHOLD, COUNCIL TAX BAND - C, EPC - D.

£350,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

Obscure glazed timber front door leads into...

RECEPTION HALL

With doors to principal rooms. Stairs rising to first floor. Radiator, power points. Door through to...

LIVING ROOM

Triple aspect room with double glazed window to rear, side and double sliding doors to front aspect. This room enjoys lovely far reaching views of the countryside. Two radiators, power points, television aerial connection point, telephone socket.

KITCHEN/DINING ROOM

Dual aspect room with double glazed window to front and rear aspect. Kitchen with modern range of matching Shaker wall and base units with roll top work surface over, matching wall cupboard housing boiler, inset one and a half bowl sink/drain, eye level double oven, four burner gas hob with stainless steel extractor canopy above and stainless splash back, integrated fridge freezer, integrated slimline dishwasher, integrated wine cooler, power points, radiator.

CLOAKROOM

Obscure glazed window to front, white suite comprising close coupled WC, inset wash hand basin into vanity unit, radiator.

REAR LOBBY/UTILITY SPACE

Power points, tiled flooring. Please note: rear door could be re-instated.

FIRST FLOOR LANDING

With double glazed window to rear enjoying stunning far reaching views, loft access hatch, power point.

BEDROOM 1

uPVC double glazed window to rear enjoying stunning far reaching views, radiator, power points.

BEDROOM 2

Double glazed window to front, radiator, power points.

BEDROOM 3

Double glazed window to rear enjoying similar views to that of bedroom one, radiator, power points.

BEDROOM 4

Double glazed window to front, radiator, power points.





BATHROOM

Obscure glazed window to front, white suite comprising close coupled WC, inset wash hand basin into vanity unit, panelled bath with shower over, glazed shower screen, white ladder heated towel rail, fully tiled walls and flooring.

OUTSIDE

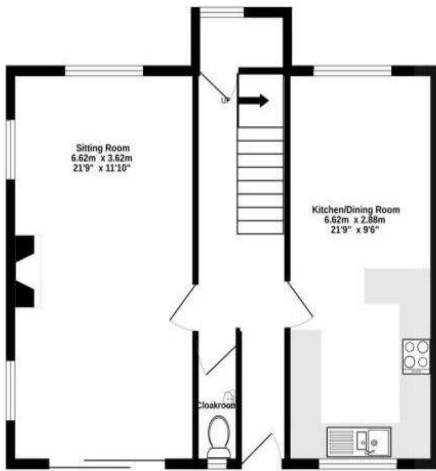
The front garden is mainly laid to slate chipping with mature plants and shrubs bordering. Timber gate with pathway and steps giving access to the front of the property. Outside water tap. The property is fully enclosed by newly installed shiplap fencing throughout. To the side the garden is predominantly laid to lawn, bordered by some plants and shrubs whilst to the rear there is a further area of lawn and a small paved patio area. Perspex greenhouse. Two useful undercroft storage areas provide a wealth of storage. Outside water tap.

SINGLE GARAGE

Situated in a block of three with DRIVEWAY PARKING ahead. Metal up and over door. Power and light.



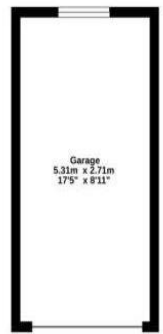
Ground Floor
56.1 sq.m. (604 sq.ft.) approx.



1st Floor
54.9 sq.m. (591 sq.ft.) approx.



Garage
14.4 sq.m. (155 sq.ft.) approx.



TOTAL FLOOR AREA : 125.4 sq.m. (1350 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.
Made with Metropix ©2023



19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01 626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.