

Higher Drive, **Dawlish**, EX7 0AS



A semi-detached house situated in a well-regarded area and offering a pleasant open outlook. It also offers good access to a range of amenities and is served by a regular bus service. The spacious accommodation is fitted with uPVC double glazing, gas central heating and comprises entrance Porch, Reception Hall, Living/Dining Room, Kitchen, 3 Bedrooms, Bathroom, Garden, Garage.

FREEHOLD, COUNCIL TAX - C, EPC - C.

£280,000

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ENTRANCE PORCH

Entrance porch with double glazed front door and windows to three sides. Steps up to uPVC double glazed door with matching side panel to:

ENTRANCE HALL

Radiator, laminate flooring, telephone point, stairs to the first floor with under stairs storage cupboard and door to:

LOUNGE/DINER

7.06m x 3.51m (23'2" x 11'6")

A bright and spacious double aspect room with uPVC double glazed picture window with a pleasant outlook to the front aspect, uPVC double glazed window to the rear, feature contemporary fireplace with electric fire, two radiators, TV point and smoke detector.

KITCHEN

2.94m x 2.40m (9'8" x 7'10")

Fitted with a matching range of base and eye level units with worksurfaces over, stainless steel sink and drainer with mixer tap. Plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window looking onto the rear garden, wall mounted gas combination boiler serving heating system and domestic hot water and uPVC obscure double glazed door to rear garden.

FIRST FLOOR LANDING

Stairs to first floor with uPVC double glazed window to the side aspect, smoke detector, access to loft space and door to:

BEDROOM 1

4.02m x 3.18m (13'2" x 10'5")

uPVC double glazed window to the front aspect with a open outlook over neighbouring properties towards the distant countryside, airing cupboard with slatted shelving, radiator and telephone point.

BEDROOM 2

3.41m x 2.94m (11'2" x 9'8")

uPVC double glazed window to the rear aspect and radiator.

BEDROOM 3

2.74m x 2.36m (8'11" x 7'9")

uPVC double glazed window to the front aspect with a open outlook over neighbouring properties towards the distant countryside, built-in wardrobe over the stair bulkhead with hanging rail and shelving, radiator, telephone and television point.

BATHROOM

White suite comprising wood panelled bath with electric shower over, pedestal wash hand basin and close coupled WC, fully tiled walls, heated towel rail and uPVC opaque double glazed window to rear aspect.

OUTSIDE

To the front of the property is a small area of lawn with flower and shrub borders. A pathway to the side leads to the terraced rear garden which benefits from a fair degree of privacy and a sunny aspect. A paved patio provides a sheltered place to sit and steps lead up to another paved patio beyond which is a well stocked shrub border.

GARAGE

4.84m x 2.57m (15'11" x 8'5")

There is a garage in a block with metal up and over door.

