

Shelduck Way, **Dawlish**, EX7 0HX

Built in 2023, this two double bedroom end of terrace house offers immaculately presented accommodation which is fitted with double glazing and gas central heating. It also has the benefit of an extensive built-in wardrobe to the main bedroom. The property enjoys a convenient location close to regular bus services, Sainsbury's and the Country Park. It provides; open plan living room and kitchen, cloakroom, two double bedrooms, bathroom, sunny garden, parking.

Tenure: Freehold. Council Tax Band: B. EPC: B

£240,000

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Introduction

Benefitting from a sunny position on a new development, this superbly presented end of terrace house offers bright, well proportioned rooms with upgrades including fitted wardrobes to the main bedroom and a shower with fully tiled surround.

Location

Situated on the edge of Dawlish the property is well located for regular bus services, Sainsbury's and the Country Park which is ideal for taking the dog for a walk. The property is about a mile and a half from the beach at Dawlish Warren and Dawlish town centre, which offers a range of independent eateries and shops, a similar distance. There are also railway stations in the town and at Dawlish Warren.

The Property

The property comes with a high energy rating of 'B' and is fitted with gas central heating and uPVC double glazing. The accommodation is entered into an entrance hall from where stairs lead to the first floor and a door opens into the open plan living space. This includes the kitchen which has a range of base and wall unit, built in electric oven and hob and a breakfast bar, beyond which is the living area which has patio doors opening onto the garden and allow the light to flood the room. There is also the benefit of a cloakroom. On the first floor are two double bedrooms, with the main bedroom having a range of fitted wardrobes to one wall. The bathroom is fitted with a white suite with a shower over the bath and the surrounds being fully tiled.

Outside

There is a small frontage and a pathway to the side leads to the rear garden. This is level and enclosed by fencing and laid to lawn with a small paved patio area and garden shed. The garden has the benefit of a southerly aspect allowing it to take advantage of the sun throughout the day.

To the front is an allocated parking space.

Measurements

Open Plan Living Space

6.76m x 3.74m reducing to 2.78m (22'2" x 12'3" reducing to 9'1")

Bedroom 1

3.73m x 2.41m (12'3" x 7'11")

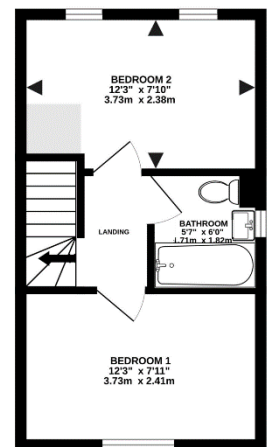
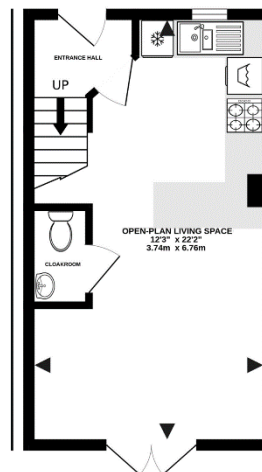
Bedroom 2

3.73m x 2.38m (12'3" x 7'10")



GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.

1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 556 sq.ft. (51.6 sq.m.) approx.
While 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Call for details.
Mark with Ref: 10020



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