

## Elm Grove Road, Dawlish, EX7 0ES



Significantly extended and superbly presented semi detached house offering very spacious and versatile accommodation in a convenient location close to schools, leisure centre and bus route. Delightful garden, garage and parking. Entrance Lobby, Living Room, Kitchen/Dining Room, Cloakroom, 4 Bedrooms, Study/Dressing Area, Bathroom, 2 En Suite Shower Rooms. Tenure: Freehold. Council Tax Band: D. EPC: C

£360,000

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## Location

The property benefits from a convenient location with amenities for all ages on the doorstep. It is located between primary and secondary schools and the leisure centre and bowls club are within a short walk. At the leisure centre there are open grounds ideal for playing and exercising dogs. Access to the beach is only about a third of a mile away and the town centre with its range of independent shops, cafes and pubs is about half a mile. There are excellent public transport links with a local bus service running past the property and further bus services just a few yards away. The mainline railway station is about half a mile.

## Accommodation

Arranged over three floors, the bright and spacious accommodation is adaptable to meet a variety of requirements and is fitted with uPVC double glazing and gas central heating.

The ground floor is arranged with two large open plan rooms with sitting and dining rooms to the front with a central staircase providing a natural division. In the sitting room is a log burner with a decorative fireplace surround. Across the rear of the property is the kitchen and family room which is a great sociable space. The kitchen is fitted with a comprehensive range of units including pan drawers and includes an integrated eye level double oven and gas hob. The family room is suitable for either a dining table and chairs or soft seating and has

double doors which open out onto the rear garden. There is a cloakroom fitted with a white suite.

On the first floor are 3 double bedrooms with the main bedroom being particularly spacious and having the benefit of a generously sized en-suite which is fitted with a white suite including a walk in shower enclosure. On this floor there is also a family bathroom and a study or dressing room with stairs which lead up to the fourth bedroom. Designed with sloping ceilings and Velux windows this spacious room makes an excellent guest suite or teenagers den especially as it has the benefit of an en-suite shower room.

## Outside

The thoughtfully designed garden wraps around the property on three sides and takes advantage of the sun throughout the day. To the front an oasis for wildlife has been created with a small pond and a variety of shrubs and trees add interest and colour. The lawn extends to the side of the property where there is a vegetable patch and a fruit patch with a variety of berries and a small area for herbs. To one corner is a paved patio area which is best placed to take full advantage of the sun. The rear garden is mainly gravelled with a well stocked shrub border adding colour.







### Parking

There is a single garage with power and light as well as plumbing for a washing machine and courtesy door to the rear garden. In front of the garage is driveway parking for one vehicle.

### Measurements

#### Sitting Room

4.47m x 4.24m (14'8" x 13'11")

#### Dining Room

3.30m x 3.00m (10'10" x 9'10")

#### Kitchen

3.85m x 3.18m (12'8" x 10'5")

#### Family Room

3.59m x 3.00m (11'9" x 9'10")

#### Cloakroom

### First Floor Landing

#### Bedroom 1

4.72m x 3.00m (15'6" x 9'10")

#### En Suite Shower Room

#### Bedroom 2

4.31m x 2.56m (14'2" x 8'5")

#### Bedroom 3

3.12m x 2.56m (10'3" x 8'5")

#### Family Bathroom

#### Study/Dressing Room

1.98m x 1.80m (6'6" x 5'11")

#### Second Floor Bedroom

6.55m x 4.39m (21'6" x 14'5")

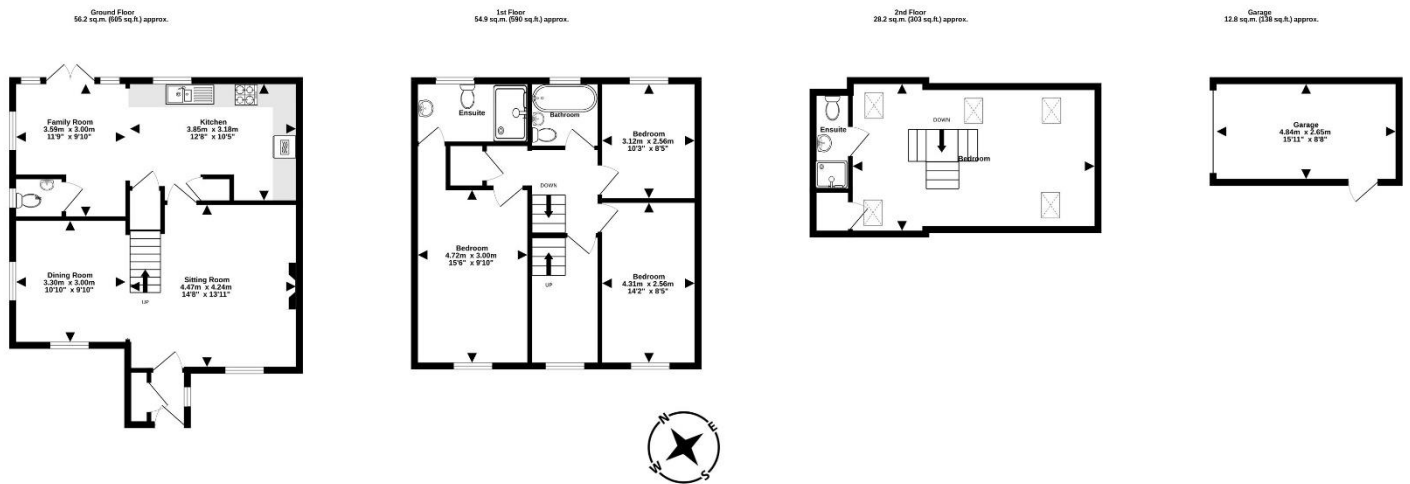
#### En Suite Shower Room

#### Garage

4.84m x 2.65m (15'11" x 8'8")







**TOTAL FLOOR AREA : 152.1 sq.m. (1637 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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