

# Little Week Road, **Dawlish**, EX7 0NL



Extended semi detached house offered with no onward chain, situated in a quiet and convenient location handy for Sainsbury's and regular bus services. uPVC double glazing, gas central heating.

Entrance Porch, Living Room, Dining Room, Kitchen, 2 Double Bedrooms, Bathroom, Enclosed Garden, Parking.

Tenure: Freehold. Council Tax Band: C. EPC: C. EPC - C.

£250,000

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The property stands on a level plot just over a mile from the town centre which is easily reached via a regular bus service which runs nearby. The property is also well placed for Sainsbury's with the leisure centre and sea also nearby. It offers particularly spacious accommodation which has been extended and now provides two generous reception rooms offering space for plenty of furniture. The property is offered with no onward chain.

### Accommodation

uPVC front door to;

### Entrance Porch

Door to;

### Living Room

**18'10" x 12'7" (5.74m x 3.84m)**

uPVC double glazed window to the front aspect. Radiator, marble fireplace with wood surround and inset electric fire. Stairs to the first floor and door to;

### Dining Room

**12'6" x 8'2" (3.81m x 2.49m)**

A spacious room with radiator, arch to kitchen and patio doors to;

### Conservatory

**10'0" x 8'3" (3.05m x 2.51m)**

uPVC double glazed construction providing a lovely place to relax and enjoy the garden.

### Kitchen

**7'9" x 5'2" (2.36m x 1.57m)**

Fitted with a range of wood fronted cupboard and drawer base and wall units with matching wall mounted units and work surfaces to three walls with tiled splashbacks and inset one and a half bowl stainless steel sink unit. Built in electric oven and hob, tiled flooring and window overlooking the rear garden.

### First Floor Landing

Pull down ladder gives access to the boarded and insulated loft space with light. Doors to;

### Bedroom 1

**12'7" x 10'6" (3.84m x 3.20m)**

A spacious double room with uPVC double glazed window with a pleasant outlook to the front aspect, radiator.

### Bedroom 2

**12'7" x 8'1" (3.84m x 2.46m)**

Another comfortable double bedroom with uPVC double glazed window with a pleasant outlook to the rear aspect, radiator, airing cupboard.

### Bathroom

Fitted with a coloured suite comprising wood panelled bath with electric shower over, pedestal wash hand basin

and low level WC. Tiled walls and opaque uPVC double glazed window.

### Outside

At the front of the property, there is a small, low-maintenance garden featuring a palm tree. Side access leads to the rear garden, which offers a delightful space to sit and relax. The rear garden includes two patio areas, a level lawn, and well-stocked flower and shrub borders, creating an attractive and inviting outdoor area. There is a carport and driveway parking to the side.



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