

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



Well presented terraced house benefitting from a tucked away, convenient location close to regular bus services and Sainsburys. A substantial conservatory significantly increases the living space in addition to the living room and well appointed kitchen. Two double bedrooms and recently fitted bathroom. Easy garden, 2 parking spaces.

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

£225,000

01626 862379

[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)

**FRASER & WHEELER**

### Location

The property stands on a level plot about 1.5 miles 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.

### Accommodation

The property offers well presented accommodation benefitting from uPVC double glazing and gas central heating with radiators to the living room, kitchen and both bedrooms.

The current owners have recently carried out some redecorating and have also fitted a new bathroom. Entry to the property is in to the living room which overlooks the front garden and a door leads through to the kitchen and conservatory. This is a great space and the heart of the home with the conservatory currently used as a dining room with a work surface and plumbing for a washing machine in one corner. The kitchen is fitted with a comprehensive range of units and includes an induction hob with oven below and space for a dishwasher.

On the first floor are two double bedrooms with the main bedroom enjoying a pleasant outlook to the rear aspect. The bathroom is fitted with a modern white suite with tiled surrounds and an electric shower over the bath.

### Outside

To the front of the property is a level garden with ornamental chippings and path leading to the front door. The rear garden has been paved for low maintenance with timber fence surround, good size shed and rear access gate.

### Parking

The property has the benefit of two allocated parking spaces.

### Measurements

#### Living Room

15'9" x 11'10" (4.80m x 3.61m)

#### Kitchen

11'10" x 9'3" (3.61m x 2.82m)

#### Conservatory

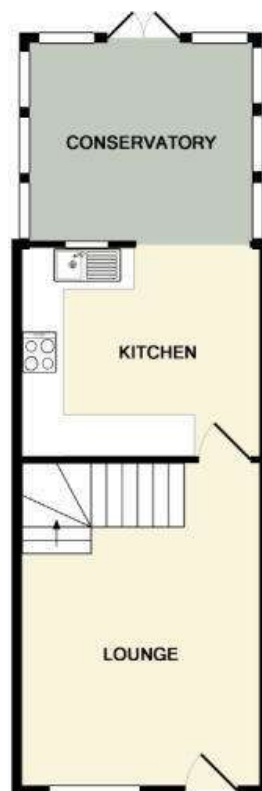
9'10" x 8'9" (3m x 2.67m)

#### Bedroom 1

11'10" x 9'3" (3.61m x 2.82m)

#### Bedroom 2

11'10" x 7'1" (3.61m x 2.16m)



GROUND FLOOR



1ST FLOOR

19 Queens Street, Dawlish, Devon, EX7 9HB

Telephone: 01626 862379

Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)

[www.fraserandwheeler.co.uk](http://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.