

Kingsdown Crescent, Dawlish, EX7 0HP



Benefitting from a favoured position in a popular residential area, this semi detached house is perfectly located for easy access to schools, the leisure centre, parkland and a bus service.

The accommodation comprises, Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen, 3 Bedrooms, Bathroom, Parking, Garage, Secluded Level Garden.

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

£285,000

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Location

The property benefits from a favoured position on a popular development suitable for people of all ages. It is perfectly located for easy access to primary and secondary schools, the leisure centre and bowling club. It is well served by a local bus service with additional services to Exeter and Newton Abbot nearby. The sea wall is only about half a mile from the property and a little further is the mainline railway station and town centre which offers a range of independent cafes, pubs and shops.

Accommodation

Entry to the property is in to the reception hall which in turn leads to the living room which has a feature fire place and a picture window to the front aspect. An archway leads through to the dining room, with doors through to the conservatory which provides a quite place to enjoy the garden throughout the year. The kitchen is fitted with base and wall units with built in gas cooker, space for fridge and freezer and plumbing for a washing machine. On the first floor are three bedrooms, two doubles and a single, as well as the bathroom which is fitted with a white suite with a shower over the bath and is finished with tiled walls.

Outside

To the front of the property is a low maintenance area of garden. The rear garden enjoys a sunny aspect and high degree of privacy. There is a gravelled seating area, level lawn and shrub borders.

Parking

To the front of the property is hardstanding parking. A drive to the side of the property leads to the garage however, there is a fence and gate on the drive currently preventing vehicular access.

Measurements

Sitting Room

12'10" x 10'4" (3.91m x 3.15m)

Dining Room

10'10" x 8'11" (3.30m x 2.72m)

Conservatory

9'7" x 9'5" (2.92m x 2.87m)

Kitchen

10'10" x 7'7" (3.30m x 2.31m)

First Floor

Bedroom 1

12'10" x 10'1" (3.91m x 3.07m)

Bedroom 2

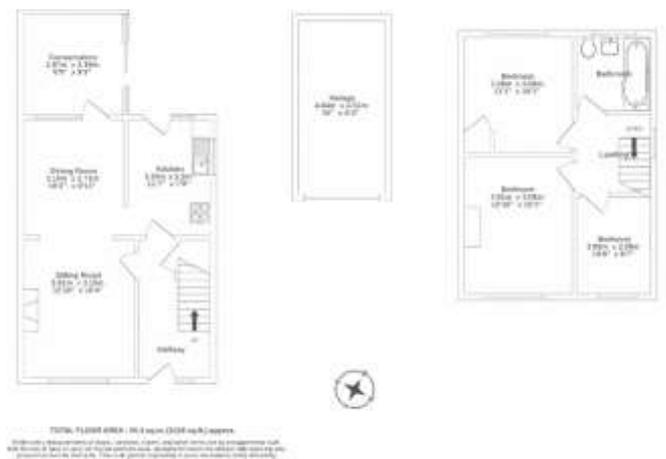
11'0" x 10'1" (3.35m x 3.07m)

Bedroom 3

10'0" x 6'7" (3.05m x 2.01m)

Garage

16'3" x 8'3" (4.95m x 2.51m)



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