

Carhaix Way, **Dawlish**, EX7 0RR



Offered with no onward chain this bright and spacious coach house provides comfortable, easy living in a well regarded and quiet location. Fitted with uPVC double glazing and gas central heating it comprises;

Entrance Hall, Open Plan Living Room/Kitchen with appliances, 2 Double Bedrooms, En Suite and Shower Room. Small Garden Area, Garage and Parking.

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

£225,000

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Location

The property is situated in a quiet and popular residential area on a development comprising a variety of attractively designed properties. It is well placed for local bus services and the leisure centre is a short walk away. It is located about a mile from the town centre which offers a range of independent shops, cafes and pubs as well as regular bus and mainline rail services. Sandy beaches are also just a mile from the property.

Accommodation

The well-presented and spacious accommodation benefits from uPVC double glazing and gas central heating, with radiators to all principal rooms.

Accessed via a staircase, the property opens into a first-floor reception hall providing access to all rooms.

The impressive open-plan kitchen/living room is a bright and generously sized space, featuring windows to both the front and rear aspects. The kitchen is fitted with a range of base and wall units and includes integrated appliances such as a fridge freezer, dishwasher, and washing machine, along with an electric oven and gas hob.

There are two well-proportioned double bedrooms, both offering comfortable accommodation. The second bedroom benefits from built-in wardrobes, while the main bedroom features an en-suite shower room fitted with a white suite, including a shower enclosure with mains shower. A further modern shower room, also fitted with a white suite, completes the accommodation.

Outside

There is a small area of enclosed attractive garden stocked with established shrubs.

Parking

The property has the benefit of a large single garage with power points and light and useful recessed area suitable for storage. There is also a parking space to the front.

Measurements

Living Room/Kitchen

5.55m x 5.47m (18'3" x 17'11") maximum

Bedroom 1

4.58m x 2.75m (15'0" x 9'0")

Bedroom 2

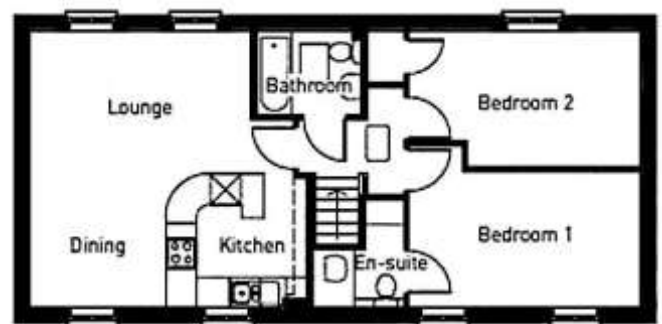
4.00m x 2.72m (13'1" x 8'11") plus wardrobes

Garage

5.54m x 2.64m (18'2" x 8'8") plus 2.54m x 1.28m (8'4" x 4'2")

Agents Note

A service charge of approximately £250pa is payable for the maintenance of green spaces within the development.



First Floor

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