

Kingsdown Crescent, Dawlish, EX7 0HP



Semi detached house benefitting from a favoured position in this popular residential area perfectly located for easy access to schools, the leisure centre, parkland and a bus service. The town centre, beach and railway station are also within easy reach. The property also has the advantage of a ground floor cloakroom and in the garden is a substantial summer house which could suit a variety of purposes.

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

£295,000

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Situated on the fringes of a popular development, backing onto woodland, this semi detached house is brilliantly placed for a range of amenities to suit home owners of all ages. Schools, playing fields, bus services, the leisure centre and bowling club are all within a few yards and the beach, town centre and railway station are all about half a mile away.

A cloakroom has been added to the ground floor accommodation which is fitted with uPVC double glazing and gas central heating. The level rear garden enjoys a good degree of privacy, ideal for relaxing, entertaining or for play. The substantial summerhouse could suit a variety of other purposes, perhaps as a home office or gym. The property is offered with no onward chain.

Accommodation

uPVC double glazed front door and side panel to;

Reception Hall

Stairs to the first floor with cupboard under, radiator and doors to;

Cloakroom

Fitted with a wash hand basin and low level WC. Two opaque uPVC double glazed windows.

Sitting Room

3.94m x 3.16m (12'11" x 10'4")

uPVC double glazed window to the front aspect, radiator and arch to;

Dining Room

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

uPVC double glazed window and door to the rear garden.

Kitchen

3.18m x 2.30m (10'5" x 7'7")

Fitted with a range of cupboard and drawer base and wall units with roll edge work surfaces and tiled splash backs. Eye level electric double oven and five ring gas hob with extractor hood over, space for fridge, plumbing for washing machine. Wall mounted gas combination boiler, uPVC double glazed window to the side and rear, door to the rear garden and internal door to the dining room.

First Floor Landing

Access to loft space, uPVC double glazed window to the side and doors to;

Bedroom 1

3.93m x 3.04m (12'11" x 9'12")

uPVC double glazed window to the front aspect, radiator.

Bedroom 2

3.30m x 3.10m (10'10" x 10'2")

Built in cupboard, radiator, uPVC double glazed window with a pleasant outlook to the rear aspect.

Bedroom 3

3.04m x 1.98m (9'12" x 6'6")

Built in storage cupboard over the stair bulkhead, uPVC double glazed window to the front aspect.

Bathroom

Fitted as a shower room with tiled walls and a white suite comprising walk in shower, pedestal wash hand basin and low level WC. Opaque uPVC double glazed window, radiator.

Outside

To the front of the property the garden is mainly paved with a raised flower bed and a driveway provides parking. A path to the side of the property leads to the level rear garden which is well screened by neighbouring trees. A paved patio provides a sunny area for relaxing and al fresco. There is an area of lawn, further paved area, greenhouse and substantial timber summerhouse (power connected) which could be suitable for a variety of purposes.



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