

Buttercup Walk, **Dawlish**, EX7 0FL

A beautifully presented end of terrace home arranged over three spacious levels, offering modern family living in a sought-after location. This attractive home features three generous double bedrooms with en suite shower room to the principal room. Situated in a popular area this home enjoys easy access to local schools, shops beaches and transport links. designed with modern living in mind, this versatile home benefits gas central heating, double glazing, enclosed low maintenance garden and allocated parking.

FREEHOLD, COUNCIL TAX - B, EPC - C.

£260,000

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FRONT DOOR

Composite double-glazed door into:

ENTRANCE HALL

Storage cupboard housing combination boiler and consumer unit. Door to:

CLOAKROOM

A white suite comprising close coupled WC, pedestal wash hand basin with mixer tap, radiator, half tiled walls and extractor.

KITCHEN

A contemporary fitted kitchen with matching eye level and base units with work surfaces over. Stainless steel sink and drainer with mixer taps, integrated electric oven with gas hob and extractor over. Space and plumbing for washing machine and fridge/freezer. uPVC double glazed window to the front aspect.

LIVING/DINING ROOM

A spacious room with uPVC double glazed doors with side windows opening out to the rear garden, two radiators to either end of the room. stairs to first floor landing

FIRST FLOOR LANDING

Stairs to first floor landing and door to:

BEDROOM 1

Two uPVC double glazed windows to the rear aspect, fitted wardrobes, radiator and door to:

EN SUITE SHOWER ROOM

A white suite comprising fully tiled enclosure with electric shower over and glass door. close coupled WC, pedestal wash hand basin with splashback and mixer tap. Heated towel rail and extractor.

BEDROOM 2

Two uPVC double glazed windows to the front aspect and fitted wardrobe.

FAMILY BATHROOM

A white suite comprising pedestal wash hand basin, close coupled WC, panelled bath with mixer taps, shower attachment and glass screen. Radiator and uPVC obscure double-glazed window to the side aspect.





STAIRS TO SECOND FLOOR LANDING

Stairs to the second-floor landing with eave storage and door to:

BEDROOM 3 / HOME OFFICE

Dual aspect Velux windows allowing plenty of light, radiator, eave storage cupboard, office desk with storage cupboards under and downlighters.

OUTSIDE

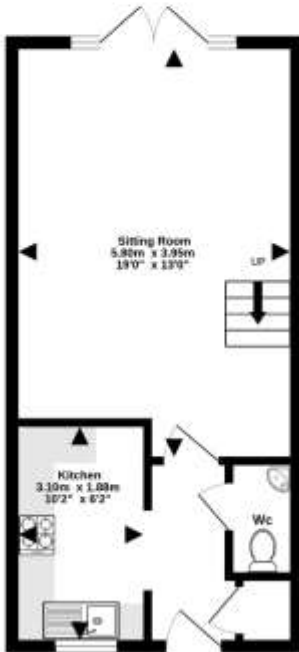
To the rear of the property there is split level enclosed garden with a patio leading out from the lounge, outside water tap and lighting. Steps rise to a level artificial turfed level with a path to the rear gate allowing access to the tandem parking spaces.

AGENTS NOTE:

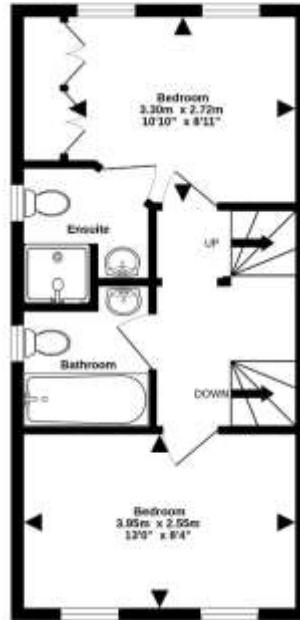
An improvement indicator is essentially a flag for potential Council Tax revaluation due to major property improvements. It protects current owners from immediate increases while ensuring that future assessments reflect the enhanced value of the property. Buyers should be aware that the indicator may lead to a higher Council Tax band in the future, typically after the property changes hands.



Ground Floor
33.8 sq.m. (356 sq.ft.) approx.



1st Floor
33.8 sq.m. (356 sq.ft.) approx.



2nd Floor
17.6 sq.m. (189 sq.ft.) approx.



TOTAL FLOOR AREA : 83.6 sq.m. (900 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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