



- MODERN TERRACED TOWN HOUSE
- SITUATED ON POPULAR DEVELOPMENT CLOSE TO TOWN
- FLEXIBLE ACCOMMODATION OVER THREE LEVELS
- KITCHEN/DINER/FAMILY ROOM
- LIVING ROOM WITH ACCESS TO BALCONY
- THREE BEDROOMS, TWO EN-SUITES, FAMILY BATHROOM, CLOAKROOM
- LOW MAINTENANCE GARDEN
- GARAGE

Roscoff Road, Dawlish, EX7 0FE

Guide Price £325,000

Offered with NO ONWARD CHAIN is this spacious modern three bedroom terraced town house. Situated on a popular development close to town, schools and local amenities. Flexible accommodation over three levels briefly comprising; kitchen/diner/family room, cloakroom, living room, three bedrooms, two with en-suites, family bathroom, low maintenance garden, garage, balcony. Gas central heating. An internal viewing comes highly recommended to appreciate the accommodation on offer.



Property Description

Obscure glazed composite front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor.
Radiator. Door to...

CLOAKROOM

Modern white suite comprising close coupled WC, pedestal wash hand basin, tiled splash backs, radiator, extractor fan, wall mounted consumer unit.

KITCHEN/DINER/FAMILY ROOM

Dual aspect with uPVC double glazed window to front and uPVC double doors with matching side windows giving access to the rear garden. KITCHEN AREA with a full range of matching wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, integrated eye level electric oven, four burner gas hob with stainless steel extractor canopy above, integrated fridge freezer, integrated washing machine and dishwasher, wall mounted gas boiler, power points, space for dining table and chairs, radiator. Door to storage cupboard, also housing pressurised hot water cylinder. FAMILY ROOM AREA with space for table and chairs, sofa etc. Two radiators, power points, television aerial connection point.

FIRST FLOOR LANDING

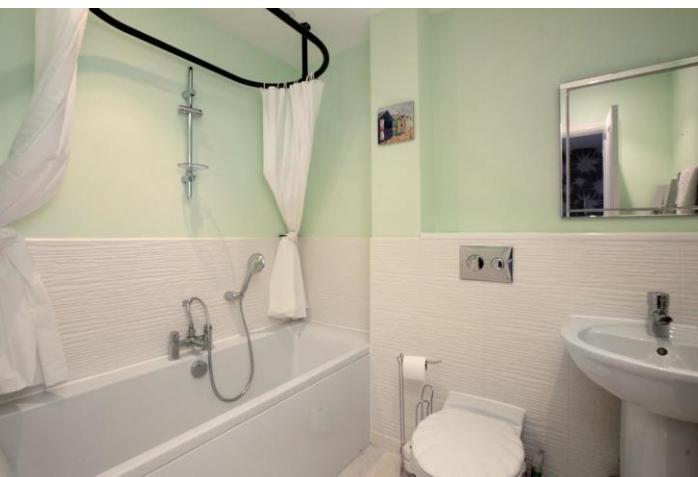
Radiator.

LIVING ROOM

With uPVC double doors and matching side windows opening out onto BALCONY enjoying a pleasant open outlook.
Radiator, power points, television aerial connection point.

BEDROOM THREE

With uPVC double glazed window to rear. Radiator, power points, television aerial connection point, telephone socket.



EN-SUITE JACK AND JILL SHOWER ROOM

With modern white suite comprising concealed cistern flush WC, pedestal wash hand basin, large walk-in shower enclosure, tiled splash backs, mains fed shower, ceiling spotlights, extractor fan, chrome ladder heated towel rail.

SECOND FLOOR LANDING

Loft access hatch, power points.

BEDROOM ONE

With uPVC double doors opening to juliet balcony, matching side windows enjoying a pleasant open outlook over the countryside beyond. Built in wardrobes. Radiator, power points. Door to...

EN-SUITE SHOWER ROOM

Modern white suite comprising close coupled WC, inset circular wash hand basin set into vanity unit, glazed shower enclosure with mains fed shower and rainwater head, tiled splash backs, chrome ladder heated towel rail, shaver socket.

FAMILY BATHROOM

Modern white suite comprising concealed cistern flush WC, pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, chrome ladder heated towel rail, extractor fan ceiling spotlights.

BEDROOM TWO

With uPVC double glazed window to rear. Radiator, power points.

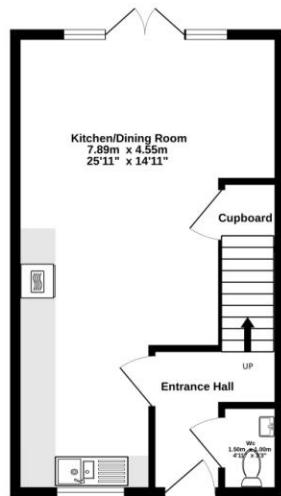
OUTSIDE

The front of the property is enclosed by metal railings and gate leading to the front door. The rear garden offers a low maintenance area for relaxation and enjoying a sunny aspect, predominantly laid to paved patio. Steps and timber gate to rear for pedestrian access.

GARAGE

With metal up and over door.

Ground Floor
35.9 sq.m. (386 sq.ft.) approx.



1st Floor
35.7 sq.m. (385 sq.ft.) approx.



2nd Floor
35.7 sq.m. (385 sq.ft.) approx.



MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D

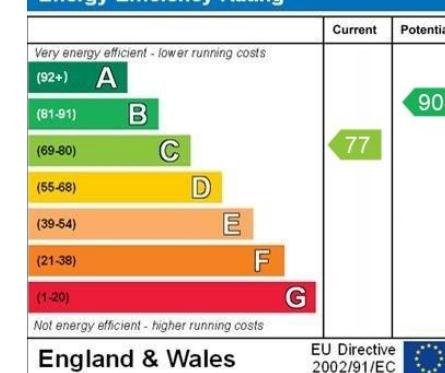
TOTAL FLOOR AREA : 107.4 sq.m. (1156 sq.ft.) approx.

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 operation or efficiency can be given.

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Energy Efficiency Rating



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