



- SEMI DETACHED FAMILY HOME
- SITUATED IN A POPULAR LOCATION CLOSE TO TOWN, BEACH AND AMENITIES
- NO ONWARD CHAIN
- ENTRANCE PORCH, ENTRANCE HALL
- LIVING ROOM DINER, KITCHEN
- THREE BEDROOMS, FAMILY BATHROOM
- FRONT AND REAR GARDENS, GARAGE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

## Higher Drive, Dawlish, EX7 0AS

£250,000

Offered with **NO ONWARD CHAIN** is this lovely three bedroom semi-detached family home situated in a popular location and within a short distance of Dawlish town centre, train station and all of its amenities. Accommodation briefly comprises; entrance porch, reception hall, living room diner, kitchen, three bedrooms, family bathroom, front and rear gardens, garage, uPVC double glazing and gas central heating.

A must see property!

\*\* FLOORPLAN TO FOLLOW \*\*



## Property Description

Obscure uPVC double glazed front door leads into...

### ENTRANCE PORCH

uPVC double glazed windows to front and side, obscure uPVC double glazed door with matching side window into...

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Useful under stairs storage cupboard housing electric meter and consumer unit. Radiator, power point, telephone socket. Door through to...

### GENEROUS LIVING ROOM/DINER

Dual aspect with uPVC double glazed window to front and rear, two radiators, power points, television aerial connection point, feature fireplace housing electric fire, serving hatch through to kitchen.

### KITCHEN

With uPVC double glazed window to rear, obscure uPVC double glazed back door giving access to rear garden, comprehensive range of matching wall and base units with roll top work surface over, inset stainless steel sink drainer, space for electric cooker, space and plumbing for washing machine, space for fridge freezer, wall mounted gas boiler supplying domestic hot water and gas central heating.

### FIRST FLOOR LANDING

Obscure uPVC double glazed window to side, loft access hatch.

### BEDROOM ONE

uPVC double glazed window to front enjoying a pleasant open outlook over the rolling countryside beyond. Radiator, power points, telephone socket, built in cupboard with timber slatted shelving and small radiator.

### BEDROOM THREE

uPVC double glazed window to front enjoying a similar outlook to that of bedroom one. Radiator, power points,





telephone socket, built in wardrobe with timber shelf and hanging rail.

#### BEDROOM TWO

uPVC double glazed window to rear, radiator, power points.

#### FAMILY BATHROOM

With obscure uPVC double glazed window to rear, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath, wall mounted electric shower, tiled splash backs, heated ladder towel rail.

#### OUTSIDE

To the front the garden which is mainly laid to lawn and small paved patio, Side pathway gives access to the rear via a timber gate, the rear garden is terraced providing a great outside space for a entertaining. Outside water tap . Single garage in a block nearby with additional on road parking.



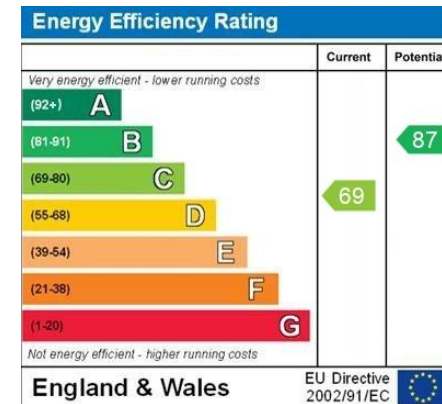
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band C



Floorplan to follow



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