

Little Week Close, **Dawlish**, EX7 0RA



A two bedroom home situated in a quiet position within a popular residential area. This delightful home benefits gas central heating, double glazing, lounge dining room, fitted kitchen and shower room. A real feature of this home is the generous enclosed rear garden and the parking area. Viewings are recommended to appreciate this home.

FREEHOLD, COUNCIL TAX - A, EPC - C.

£210,000

01626 862379

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FRASER & WHEELER

FRONT DOOR

Double glazed composite front door opening into:

ENTRANCE HALL

Stairs to first floor landing, radiator, cupboard housing gas meter and door to:

LOUNGE/DINING ROOM

6.80m x 3.68m (22'4" x 12'1") maximum

Two uPVC double glazed windows to the front aspect, radiator and coved ceiling. Open to the dining area with radiator and under stairs storage cupboards.

KITCHEN

3.23m x 2.11m (10'7" x 6'11")

A selection of matching eye level and base units with roll top work surfaces over. Stainless steel sink and drainer with mixer taps. Integral oven with gas hob over, space and plumbing for washing matching, dishwasher and fridge. Wall mounted combination boiler and uPVC double glazed window to the front aspect.

FIRST FLOOR LANDING

Stairs rise to the first-floor landing, access to loft space and door to:

BEDROOM 1

3.95m x 2.68m (12'12" x 8'10")

uPVC double glazed window to the front aspect, radiator and two built in wardrobes.

BEDROOM 2

3.13m x 1.84m (10'3" x 6'0")

uPVC double glazed window to the front aspect and radiator.

SHOWER ROOM

Close coupled WC, wash hand basin and tiled cubicle with electric shower over, extractor and downlighters.



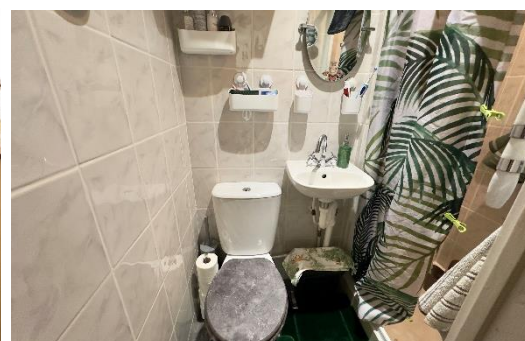


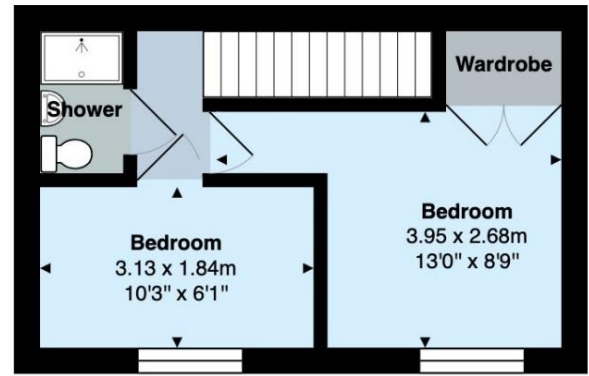
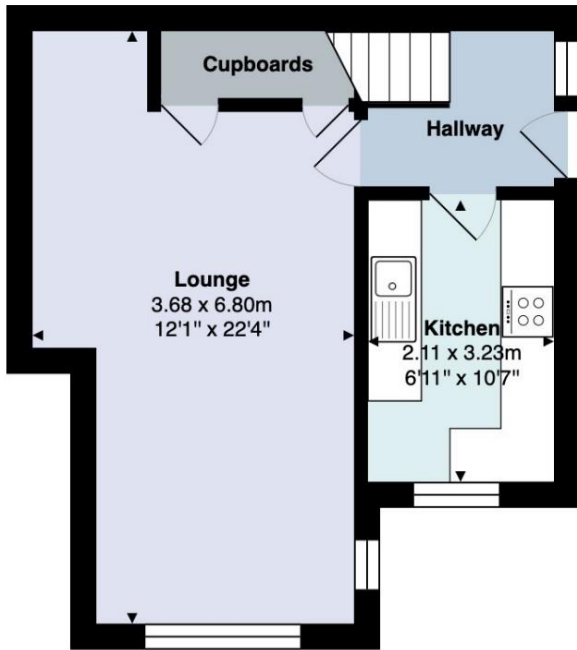
OUTSIDE

To the front of the property there is a driveway leading to a generous parking area with an outside water tap. A pathway leads to the front door, seating/drying area and continues further to the rear garden. The low maintenance rear garden is laid to lawn on one half whilst the other is paved. This good-sized garden is enclosed and benefits a garden shed with power.

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.





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