

Ashley Way, **Dawlish**, EX7 0HG



Tucked off the main thoroughfare this terraced house enjoys a good location on a popular development close to schools, the leisure centre and regular bus services. Entrance Lobby, Open Plan Living Space with Living Room, Dining Area, Kitchen. First Floor Landing, 3 Bedrooms, Bathroom. Gas Central Heating, UPVC Double Glazing. Front and Rear Garden. Easy Scope for Parking. Tenure: Freehold. Council Tax Band: C. EPC - C.

£235,000

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Location

The property benefits from a favoured position on a popular development suitable for people of all ages. It is perfectly located for easy access to primary and secondary schools, the leisure centre and bowling club. The area is well served by a local bus service with additional services to Exeter and Newton Abbot nearby. The sea wall is only about half a mile from the property and a little further is the mainline railway station and town centre which offers a range of independent cafes, pubs and shops.

Accommodation

The property has been the much-loved home of the current owners for nearly twenty years. Soon after moving in, they carried out a number of significant improvements, including the installation of a new kitchen and bathroom, a gas central heating system with radiators to the ground floor, and uPVC double glazed windows and doors.

The property is entered via an entrance vestibule, which leads into a bright, double-aspect open-plan living space. A picture window overlooks the front garden, while a glazed door and adjoining side panel provide access and views to the rear garden. There are also two useful storage cupboards.

The kitchen is fitted with a range of matching wall and base units, incorporating a built-in electric oven and gas hob, together with space for additional appliances.

On the first floor are three bedrooms, two of which are good-sized doubles, while the third benefits from a built-in cupboard. The bathroom is fitted with a white suite comprising a bath with electric shower over, wash basin and WC.

Outside

The enclosed front garden is mainly laid to lawn and complemented by borders planted with a selection of fruit and vegetables.

The rear garden enjoys the afternoon and evening sun and is also predominantly laid to lawn, with a patio area providing an ideal space for outdoor seating and entertaining. There is also a garden shed with adjoining log store, while a gate provides convenient access to the rear.

Parking

The current owners park on the road immediately adjoining the foot of the garden. There is potential to create off-road parking, subject to any necessary permissions, by removing a section of the boundary fence to provide vehicular access to the rear garden, as has been done at neighbouring properties.



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