



- SEMI DETACHED PROPERTY
- POPULAR RESIDENTIAL LOCATION
- NO ONWARD CHAIN
- IN NEED OF SOME MODERNISATION
- RECEPTION HALL, LIVING ROOM
- KITCHEN, SEPARATE DINING ROOM
- THREE BEDROOMS, FAMILY BATHROOM
- FRONT AND REAR GARDENS, DRIVEWAY PARKING
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

## Kingsdown Crescent, Dawlish, EX7 0HS

Guide Price £250,000

Offered with NO ONWARD CHAIN, this three bedroom semi-detached property situated in a popular location close to schools, leisure centre and town has accommodation briefly comprising; reception hall, living room, dining room, kitchen, three bedrooms, family bathroom, front and rear gardens, driveway parking, uPVC double glazing and gas central heating. The property does require some modernisation throughout. An early viewing comes highly recommended.





## Property Description

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Obscure uPVC front door into...

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor, radiator, coat hanging hooks, telephone socket, power points, under stairs storage cupboard. Door through to...

### LIVING ROOM

With uPVC double glazed window to front, radiator, power points, telephone socket, television aerial connection point. Squared arch through to...

### DINING ROOM

With uPVC double glazed sliding doors to rear garden, radiator, power points.

### KITCHEN

uPVC double glazed window to side, uPVC obscure glazed door to rear garden, matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven, four burner gas hob, space for fridge freezer and additional appliance, power points, wall mounted gas boiler.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

uPVC double glazed window to front, radiator, power points, built in wardrobe with hanging rail and shelf, telephone socket.





### BEDROOM TWO

uPVC double glazed window to rear, radiator, power points, built in wardrobe with hanging rail and timber slatted shelf.

### BEDROOM THREE

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

### FAMILY BATHROOM

Obscure uPVC double glazed window to rear, white suite comprising mid level WC, pedestal wash hand basin, panelled bath with shower attachment over, glazed shower screen, radiator, vanity mirror.



### OUTSIDE

The front garden is predominantly laid to lawn with some mature plants and shrubs. DRIVEWAY PARKING. To the rear, the rear garden is predominantly laid to lawn, bordered by some mature plants and shrubs. Timber shed. Pathway giving access to the side of the property with pedestrian access gate.

MATERIAL INFORMATION - Subject to legal verification

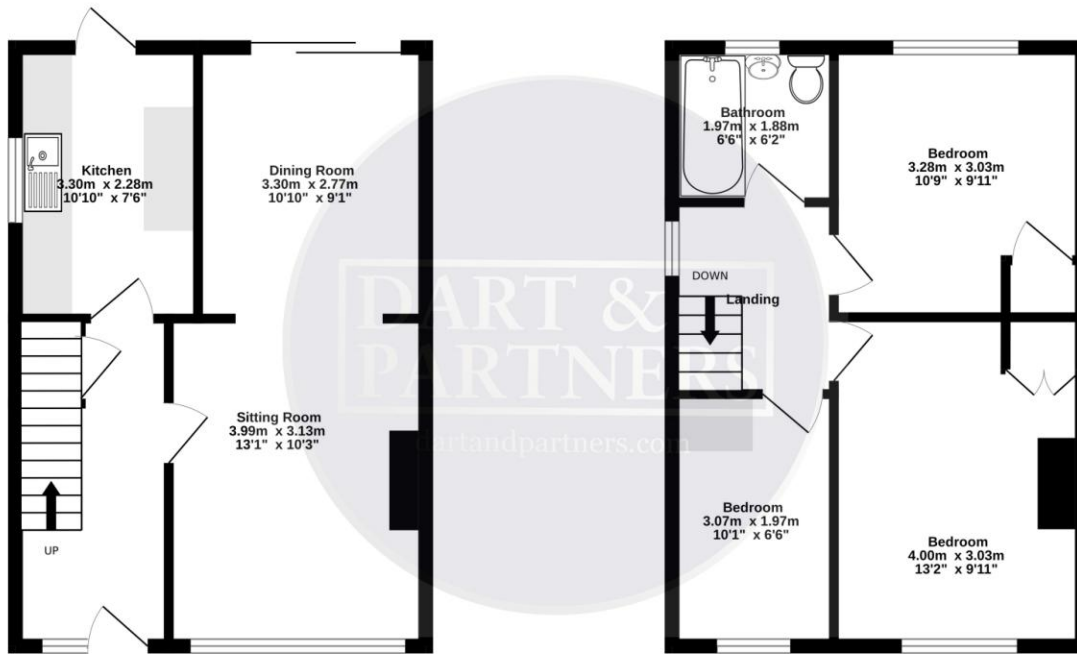
Freehold  
Council Tax Band C

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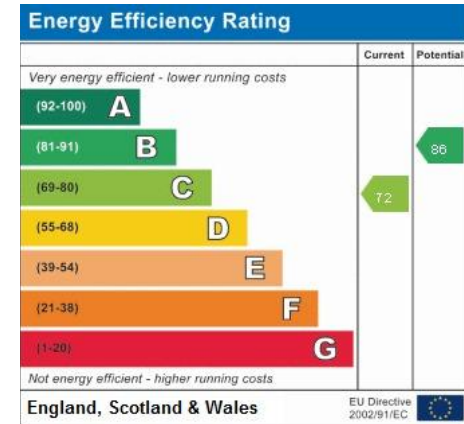
Ground Floor  
36.0 sq.m. (387 sq.ft.) approx.

1st Floor  
35.9 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA : 71.9 sq.m. (774 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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