



- BEAUTIFULLY PRESENTED DETACHED PROPERTY
- STILL UNDER NHBC WARRANTY
- NO ONWARD CHAIN
- RECEPTION HALL, GROUND FLOOR CLOAKROOM
- LIVING ROOM, KITCHEN DINER
- THREE BEDROOMS, ONE EN-SUITE, FAMILY BATHROOM
- FRONT AND REAR GARDENS, OFF ROAD PARKING
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Juniper Drive, Dawlish, EX7 0GL

Guide Price £360,000

Offered with NO ONWARD CHAIN is this beautiful three bedroom detached property built in Circa 2019 and therefore benefits from several years remaining on the NHBC warranty. Offers spacious family accommodation briefly comprising; reception hall, cloakroom, living room, kitchen diner, three bedrooms, master en-suite, family bathroom, driveway parking for two to three vehicles, front and rear gardens, uPVC double glazing and gas central heating. An early viewing comes highly recommended.



Property Description

Obscure glazed composite front door into...

RECEPTION HALL

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

CLOAKROOM

With obscure uPVC double glazed window to front. Modern white suite comprising close coupled WC, pedestal wash hand basin, tiled splash back, radiator, wall mounted consumer unit.

SITTING ROOM

Dual aspect with uPVC double glazed window to front and side, two radiators, power points, television aerial connection point, glazed timber door opening into...

SPACIOUS KITCHEN DINER

With uPVC double glazed window to rear and uPVC double glazed double doors opening out onto rear garden. DINING AREA with space for table and chairs. Radiator, power points. Door to useful under stairs storage cupboard with power points and telephone socket. KITCHEN with a comprehensive range of matching wall and base units, roll top work surface over, breakfast bar seating area, inset one and a half bowl stainless steel sink drainer, integrated eye level electric oven, four burner gas hob with extractor canopy above, wall mounted gas boiler supplying domestic hot water and gas central heating, integrated fridge freezer, integrated washing machine.

FIRST FLOOR LANDING

Loft access hatch. Generous storage cupboard. Door to additional storage cupboard.

BEDROOM ONE

uPVC double glazed window to rear, radiator, power points, television aerial connection point. Door to...





EN-SUITE SHOWER ROOM

Obscure uPVC double glazed window to side, modern white suite comprising close coupled WC, wall mounted wash hand basin, tiled splash back, large walk in shower enclosure with sliding glazed door, mains fed shower, radiator.

BEDROOM TWO

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

FAMILY BATHROOM

Obscure uPVC double glazed window to front, modern white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with mains fed shower, glazed shower screen, tiled splash backs, radiator, extractor fan, shaver socket.



BEDROOM THREE

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

OUTSIDE

To the front of the property there is a small front garden bordered with hedging and a paved path to the front door. to the side there is DRIVEWAY PARKING for two to three vehicles. A pathway extends to the side of the property with a timber gate giving access out to the rear. The rear garden is fully enclosed with shiplap fencing and is predominantly laid to lawn with a small patio area. Outside water tap.

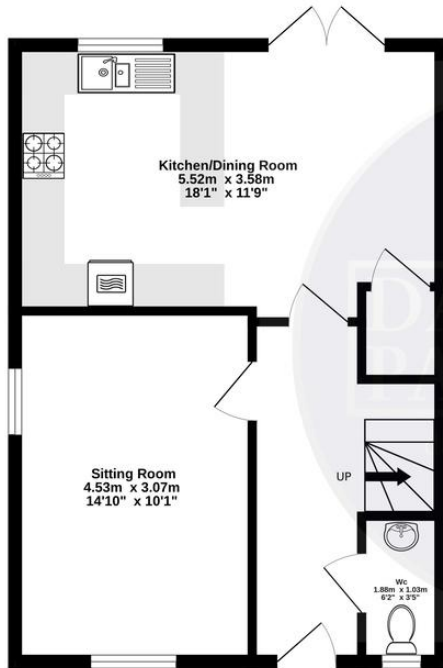
MATERIAL INFORMATION - Subject to legal verification

Freehold

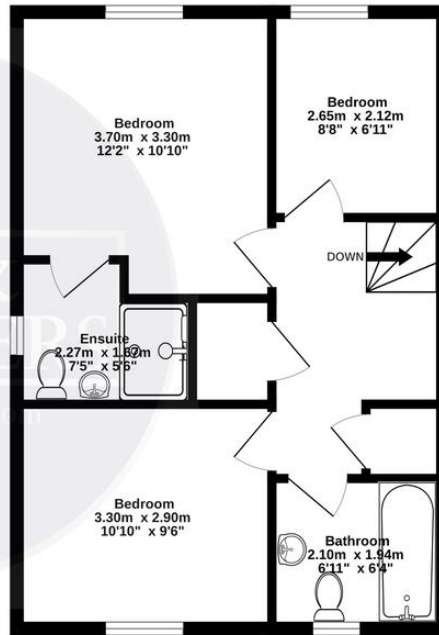
Council Tax Band D



Ground Floor
43.9 sq.m. (473 sq.ft.) approx.



1st Floor
43.9 sq.m. (473 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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TOTAL FLOOR AREA : 87.9 sq.m. (946 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements