



A three bedroom, end terrace property situated in the seaside town of Dawlish with enclosed front and rear gardens.

22 Wilbury Way | Dawlish | EX7 0EX





PROPERTY TYPE

End Terraced House



SIZE

934 sq. ft.



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Off road parking



OUTSIDE SPACE

Front and rear gardens



EPC RATING

55



COUNCIL TAX BAND

C



in a nutshell...

- Beautifully presented throughout
- Entrance porch
- Open-plan kitchen/living/dining room
- Modern kitchen
- Downstairs cloakroom
- Family shower room
- Quiet seaside location
- Child and pet friendly garden





the details...

A fabulous end-of-terrace family home with three bedrooms and enclosed front and rear gardens, in a quiet position in the seaside town of Dawlish.

A path leads to the gate into the front garden where a concrete path leads to the entrance porch. The front garden is low-maintenance with an artificial lawn bordered by neatly-edged beds of shrubs and plants, and a terrace of timber decking with a wooden balustrade makes a nice shady space in which to sit and enjoy the tranquil surroundings.

Inside, the property is beautifully presented with light and neutral decor throughout giving a modern feel and is warm and welcoming with gas central heating and double-glazing.

The decoratively-glazed front door leads into the entrance porch which has an attractive tiled floor and some display shelving and leads into a fabulous modern open-plan living space which is filled with light from windows to the front and rear. The living area is carpeted and spacious and has a fireplace with a pewter surround and a granite hearth, fitted with a wood-burning stove, which makes a lovely feature and focal point for the room; wonderful with a roaring fire on a dark winter night. A carpeted staircase rises to the first floor with a handy cupboard beneath and the living area flows into the dining area where there is plenty of space for a table and seating for six or eight places, ideal for any occasion.

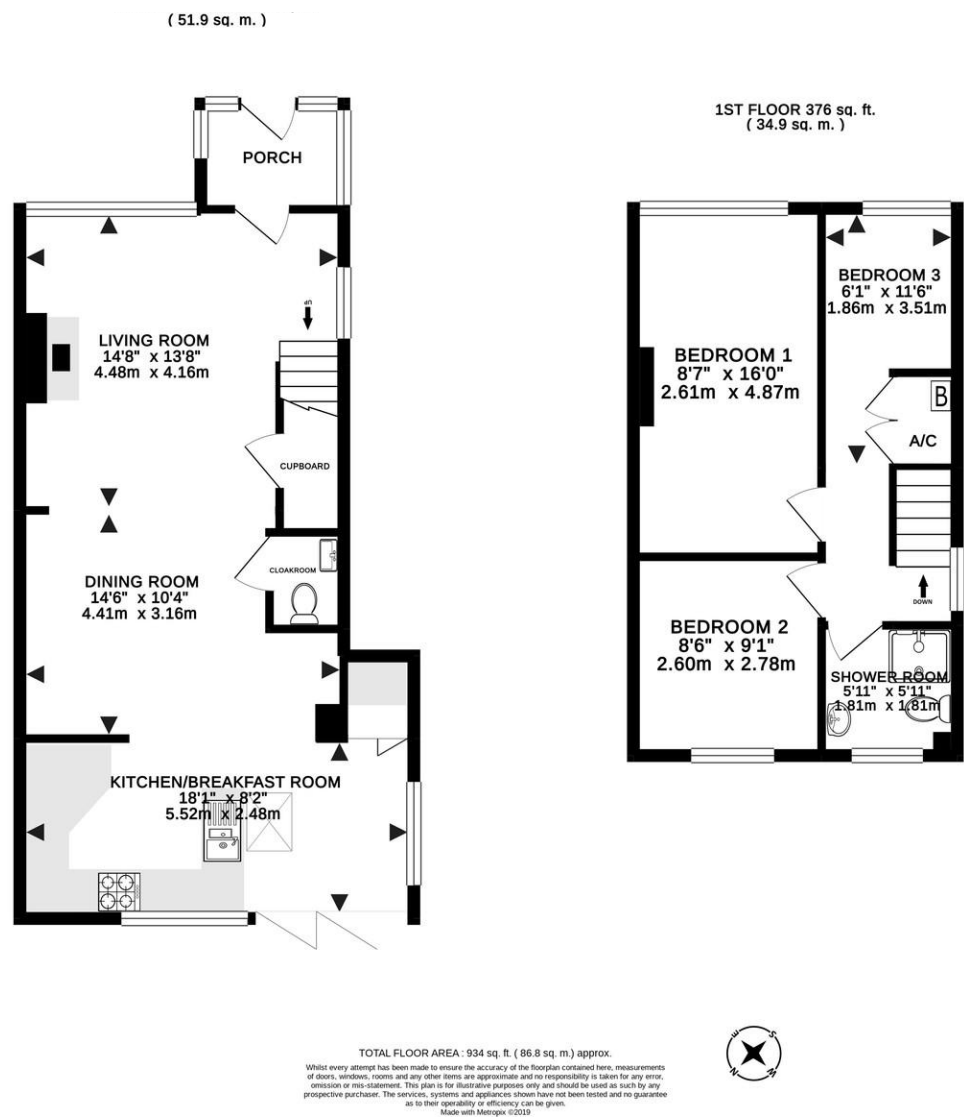
There is a handy ground-floor cloakroom with a WC and corner basin and this room leads through a wide opening into the wonderful kitchen extension which has a durable oak-effect laminate floor and is filled with light from a Velux skylight in its sloping ceiling, dual-aspect windows and bi-fold doors which open fully to extend the inside space outside into the garden. The kitchen is modern with granite-effect worktops along three sides, tiled splashbacks and a range of solid oak-fronted units, including a large larder cupboard that has shelving and automatic feature lighting, providing plentiful cupboard space. There is a built-in fan-oven with a gas hob and stainless-steel extractor hood above, a composite sink with a mixer tap and filtered cold water, a utility cupboard with a folding door has plumbing for a washing machine and tumble drier and there is plenty of floor space in front of the bi-fold doors for a table seating, perfect for casual dining.

Upstairs, the master bedroom is a spacious double with plenty of light from a wide window from where there are pleasant views over the garden. There are two further light and airy bedrooms, a double and a single that also has a built-in airing cupboard containing slatted shelving for linen and a wall-mounted condensing combi-boiler which provides the heating and hot water on demand. A shower room has a slate-effect laminate floor and fully-tiled walls and is modern, containing a dual-headed shower, a WC, a pedestal basin, a chrome heated towel rail and a medicine cabinet that has mirrored doors. A hatch in the landing ceiling provides access to the loft space where there is plenty of additional storage if required.

Outside, the rear garden is fully enclosed making it safe for both children and pets and is low-maintenance with an extensive terrace of timber decking, great for entertaining, a driveway of hardstanding with space for one car, and a timber shed which has lights and power and provides extensive storage. Additional parking is on-road if required, and there is a bus stop, with regular buses into the town, a short walk away.



the floorplan...



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what the owner loves most...

"The open-plan living/kitchen area, it makes a great space to entertain friends and family".



the location...

Dawlish has a great deal to offer with its stunning sandy beaches, local shops, public houses, highly regarded primary and secondary schools ideal for a growing family and a railway station to the town centre of Newton Abbot, Teignmouth and Exeter City Centre where you can find a host of different amenities. This seaside town is also only a short walk away from Dawlish Warren where you can find a host of different activities. It also benefits from easy access to the A380 making it convenient for commuters to Exeter Airport and Exeter City Centre.

Shopping

Late night pint of milk: One stop/post office 1 mile

Town centre: 1 mile

Supermarket: Co-op 1.1 miles

Relaxing

Beach: Dawlish: 0.8 mile/Dawlish Warren 1.8 miles

Park: 0.4 mile

Dawlish Leisure Centre: 0.6 mile

Travel

Bus stop: Elm Grove Drive 0.1 mile

Train station: Dawlish 0.8 mile

Main travel link: A380 5.8 miles

Airport: Exeter 15.2 miles

Schools

Gatehouse Primary Academy: 0.5 mile

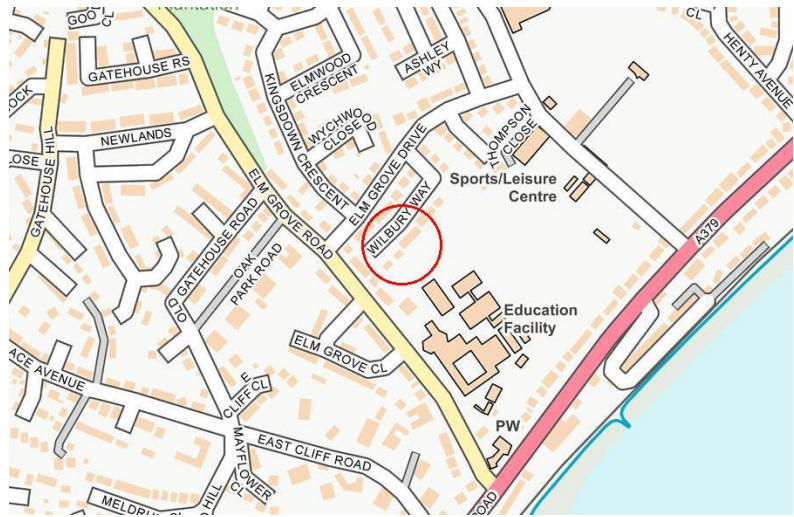
Dawlish College: 0.3 mile

Please check Google maps for exact distances and travel times.

Property postcode: EX7 0EX

how to get there...

From our Teignmouth office, follow the road out of town (Orchard Gardens). At the roundabout, take the third exit onto Exeter Road. At the next roundabout, take the first exit onto Myrtle Hill. Turn left onto Dawlish Street, and proceed for approximately 2.4 miles. Turn left onto the A379 and continue onto Iddesleigh Terrace follow the road around onto Exeter Road then turn left onto Elm Grove Road. Turn right onto Elm Grove Drive and right again onto Wilbury Way, bear around to the right where you will find the property.





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