

Clovelly Rise, **Dawlish**, EX7 9RP

This lovely presented three bedroom home set in the award winning Oakland Park development benefits gas central heating, double glazing and a modern fitted kitchen plus a garage. There is a low maintenance garden accessed via the conservatory. Viewing is highly recommended to appreciate the property completely.

FREEHOLD, COUNCIL TAX – C, EPC - C
NO ONWARD CHAIN.

OIRO £285,000

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FRASER & WHEELER

FRONT DOOR

uPVC double glazed front door with opaque glass inset.

HALLWAY

Radiator, stairs leading to first floor with under stairs storage area, smoke detector, telephone point and doors leading to...

CLOAKROOM

uPVC obscure double glazed window to the front, low level WC, wash hand basin with tiled splash back and wall mounted combination boiler.

LOUNGE / DINING ROOM

5.60m x 4.04m (18'4" x 13'3")

uPVC double glazed window overlooking the rear garden, two radiators, wall lights, TV point, electric fire set in a marble surround and hearth, uPVC double glazed sliding doors to conservatory and engineered oak flooring.

CONSERVATORY

uPVC double glazed conservatory overlooking the rear garden, wall mounted light, radiator and laminate flooring.

KITCHEN

3.91m x 2.37m (12'10" x 7'9")

A lovely modern kitchen comprising high gloss base and eye level units with work surfaces over, inset sink and drainer and waste disposal unit, mixer taps, integrated Siemens double oven, microwave, and hob with extractor filter over, fridge / freezer, dishwasher and washing machine. tiled flooring, spotlights and uPVC double glazed window overlooking the front.

STAIRS TO FIRST FLOOR LANDING

Access to the loft, smoke detector, two large storage cupboards and doors to...

BEDROOM 1

4.05m x 2.91m (13'3" x 9'7")

uPVC double glazed window to the the rear, radiator and TV point.

BEDROOM 2

3.89m x 2.58m (12'9" x 8'6")

uPVC double glazed window to the rear and telephone point.

BEDROOM 3

3.83m x 3.17m (12'7" x 10'5")

uPVC double glazed window the front, radiator and telephone point.

BATHROOM

2.38m x 1.74m (7'10" x 5'9")

uPVC obscured window to the front, walk in fitted shower with glass surround, fully tiled, low level WC, pedestal wash hand basin and chrome heated towel rail.

OUTSIDE

The lovely rear garden is mostly paved with some plants and shrubs around borders, outside water tap and gate providing access to Oakland Park.

GARAGE

Electric garage door, power and lighting.



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