

# Orchard Gardens, Dawlish, EX7 9HE



A well-presented extended four bedroomed end of terrace character property situated close to Dawlish town centre. Benefits from modern comforts such as uPVC double glazing and gas central heating whilst retaining some character features. This property also has the added advantage of an attractive garden and parking. EPC - E.

Guide Price £350,000

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### **UPVC DOUBLE GLAZED FRONT DOOR TO:**

#### **ENCLOSED PORCH**

Arched entrance, tiled flooring, coving, half glazed door to:

#### **ENTRANCE HALL**

Gas central heating radiator, coving, telephone point, storage under stairs. Doors to:

#### **LOUNGE**

uPVC double glazed bay window overlooking the front garden, gas fire in wood surround, coving, picture rail, television point, gas central heating radiator.

#### **DINING ROOM**

uPVC double glazed window overlooking the rear garden, picture rail, coving, gas central heating radiator, feature fireplace and open to:

#### **KITCHEN**

Window to the rear, a range of eye level and base units incorporating a stainless steel single and a half bowl drainer and sink unit with mixer tap, gas hob with oven below, space for fridge/freezer.

#### **UTILITY ROOM**

uPVC double glazed window overlooking the rear garden, plumbing for automatic washing machine, space for tumble drier, gas central heating radiator, wall mounted gas boiler serving domestic hot water and central heating, uPVC double glazed door leading to garden.

#### **CLOAKROOM**

uPVC double glazed opaque window, wash hand basin in tiled surround, low level w.c., gas central heating radiator.

### **FIRST FLOOR LANDING**

Gas central heating radiator, coving, stairs to second floor. Doors to:

#### **BEDROOM 1**

uPVC double glazed window overlooking the front garden, gas central heating radiator, picture rail, built in storage cupboard, coving.

#### **BEDROOM 2**

uPVC double glazed window overlooking the rear garden, gas central heating radiator, built in storage cupboard, picture rail, coving.

#### **BEDROOM 3**

uPVC double glazed window overlooking the front garden, built in storage cupboard, gas central heating radiator, picture rail.

#### **BATHROOM**

uPVC double glazed opaque window, suite comprising bath in tiled surround, vanity unit incorporating a wash hand basin with cupboard under, walk in shower cubicle with electric shower, low level w.c.

### **SECOND FLOOR LANDING:**

Door to:

#### **BEDROOM 4 (LOFT ROOM)**

A dual aspect room with sloping ceilings, gas central heating radiator, two velux windows to the front and a further velux window to the rear. Door to:







### EN SUITE SHOWER ROOM

Velux window to the rear, fully tiled shower cubicle with electric shower, pedestal wash hand basin, low level w.c., extractor fan, tiled splash backs, gas central heating radiator.

### OUTSIDE

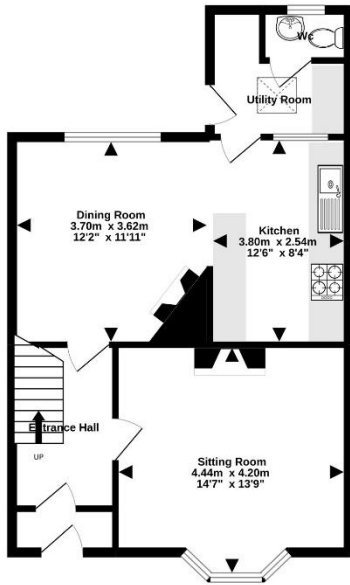
The front of the property is approached through a wooden gate with an attractive garden stocked with a variety of established shrubs. The rear garden is a real feature of the property with a paved patio, steps leading to a level lawn, established flower and shrub borders, outside water tap, gate leading to the rear access lane and additional gate leading to the parking area. The garden also benefits from a sunny aspect.

### PARKING

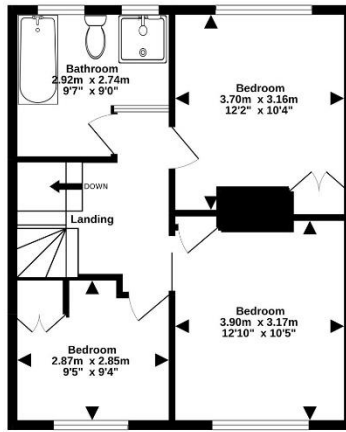
There is parking for two cars at the side of the property with an electric car charging point.



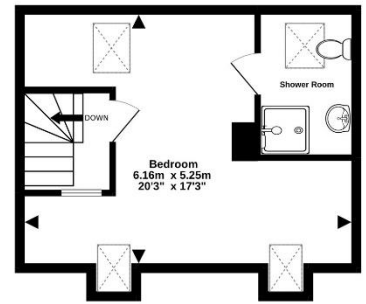
Ground Floor  
51.8 sq.m. (557 sq.ft.) approx.



1st Floor  
45.9 sq.m. (494 sq.ft.) approx.



2nd Floor  
29.7 sq.m. (319 sq.ft.) approx.



**TOTAL FLOOR AREA : 127.4 sq.m. (1371 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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