

Orchard Close, **Dawlish**, EX7 9SH

Spacious detached house benefitting from a fabulous, tucked away position close to the town centre and sea front. The property has been carefully maintained and enjoys an open, sunny outlook over the town towards the sea and countryside. Reception Hall, Sitting Room, Kitchen/Diner, Utility, Cloakroom, 4 Bedrooms, En Suite Shower Room, Bathroom, Garden, Integral Garage.

Tenure: Freehold. Council Tax Band: E. EPC: C

OIEO £350,000

01626 862379

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Tucked away in a little known, quiet cul de sac of just a handful of properties, this spacious detached house offers a great location just yards from the town centre, sea front and railway station and it enjoys an open, southerly aspect over looking the town towards the sea and countryside beyond.

The immaculately presented accommodation is fitted with uPVC double glazed windows to all rooms which are warmed by gas central heating and it comprises; a large sitting room, open plan kitchen/diner, utility and cloakroom. On the first floor are three double bedrooms plus a good size single, en suite shower room and a bathroom. The garden requires little maintenance and is a delightful sun trap, ideal for relaxing or al fresco dining. There is plenty of parking and an integral garage.

Dawlish is a popular seaside town well served by public transport as it is located on the main Paddington to Penzance railway line and has regular bus services running to Exeter and Torbay. It offers a range of independent shops, cafes and pubs, primary and secondary schools, churches and a theatre. It is a beautiful location for enjoying outdoor activities with sandy beaches, the National Cycle Network and endless miles of country lanes to explore all on your doorstep.

Accommodation

uPVC double glazed front door to;

Reception Hall

A spacious reception area having stairs to the first floor with storage cupboard under, doors to;

Sitting Room

A bright spacious room with a pleasant outlook to the front aspect.

Kitchen/Dining Room

6.83m x 3.00m (22'5" x 9'10")

DINING AREA; window over looking the rear garden and open plan to; KITCHEN; Fitted with a range of cupboard and drawer base and wall units with roll edge work surfaces and tiled splashbacks. Gas point for cooker, space for fridge freezer, wall mounted gas boiler serving the central heating and hot water systems. Window overlooking the rear garden and door to;

Utility

1.93m x 1.90m (6'4" x 6'3")

Fitted with matching wall and base units, work surface, sink unit, plumbing for washing machine, window and door to the garden and door to;

Cloakroom

Fitted with a white suite comprising vanity unit with wash hand basin and tiled splashbacks, WC. Opaque window.

First Floor Landing

Access to loft space via pull down ladder, double doors to generous size airing cupboard, window to the rear aspect and doors to;





Bedroom 1

5.10m x 2.77m (16'9" x 9'1")

A spacious double bedroom with an open outlook over the town towards the sea and countryside and range of fitted wardrobes. Door to;

En Suite Shower Room

Fitted with a coloured suite comprising shower enclosure with mains fed shower, wash hand basin set in vanity unit with cupboard below, low level WC. Window to the rear.

Bedroom 2

4.05m x 3.55m (13'3" x 11'8")

Another comfortable double bedroom also enjoying the fine open outlook over the town towards the sea and countryside and fitted with a range of wardrobes.

Bedroom 3

3.55m x 3.00m (11'8" x 9'10")

A double bedroom overlooking the rear garden.

Bedroom 4

3.15m x 3.10m (10'4" x 10'2") maximum

Built in storage cupboard and window to the front aspect also offering the fine view over the town towards the sea and countryside.

Bathroom

Fitted with a coloured suite comprising panelled bath with mixer tap and shower attachment and fully tiled surround, pedestal wash hand basin, low level WC, further tiling, opaque window.

Integral Garage

5.20m x 2.80m (17'1" x 9'2")

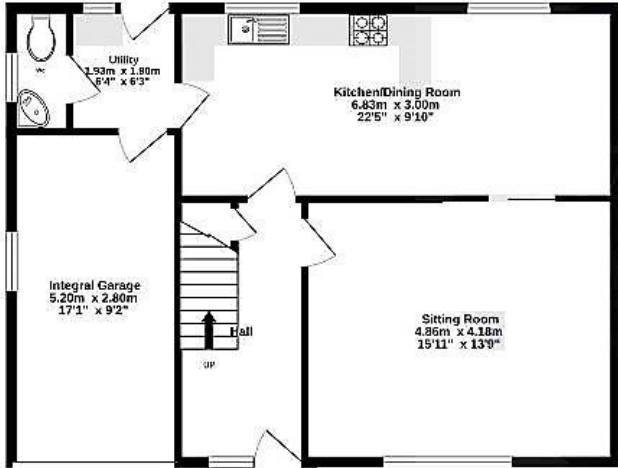
Up and over door, power and light, space and plumbing for washing machine, window to the side aspect and door to the utility room.

Outside

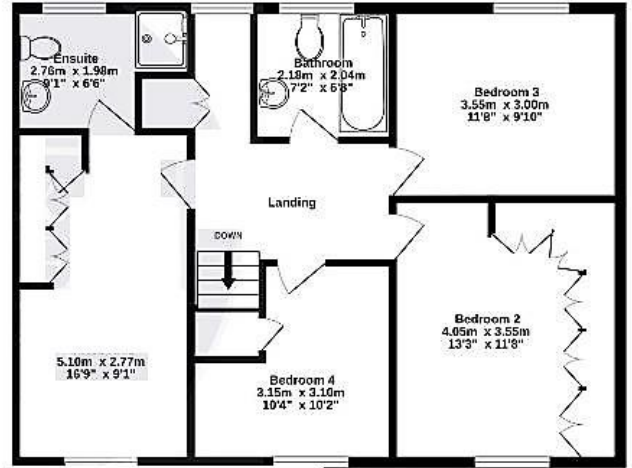
To the front of the property is a driveway and hardstanding parking with space for three vehicles. The level garden is laid mainly to lawn with established flower and shrub border. Either side of the property pathways lead to the rear garden. Arranged over two levels and laid mainly to lawn the rear garden is a quiet and sunny place to relax. An attractive stone wall and well stocked flower and shrub borders add interest without creating significant work.



Ground Floor
66.9 sq.m. (720 sq.ft.) approx.



1st Floor
67.1 sq.m. (722 sq.ft.) approx.



19 Queens Street, Dawlish, Devon, EX7 9HB
 Telephone: 01 626 862379
 Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



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