

## Shorland Close, Dawlish, EX7 0RG



A 2 bedroom house situated in a popular cul de sac location benefiting from an enclosed garden, conservatory, garage and parking. FREEHOLD, COUNCIL TAX BAND - C, EPC - D.

OIEO £230,000

01626 862379

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**FRASER & WHEELER**

**FRONT DOOR TO:**

**ENTRANCE PORCH**

Radiator, 2 windows and door to:

**SITTING ROOM**

Window to the front, radiator, coved ceiling, stairs leading to the first floor and door to:

**KITCHEN/DINING ROOM**

Base and eye level units, stainless steel sink unit, space for an electric cooker, plumbing, under stairs storage cupboard, window and double doors lead to the conservatory, radiator and coved ceiling.

**CONSERVATORY**

Radiator, windows and door leading to the rear garden.

**FIRST FLOOR LANDING**

Window to the side, hatch to the loft space and doors to.

**BEDROOM 1**

Window to the front, dado rail, radiator, cupboard housing the boiler and fitted wardrobe.

**BEDROOM 2**

Radiator and window to the rear.

**SHOWER ROOM**

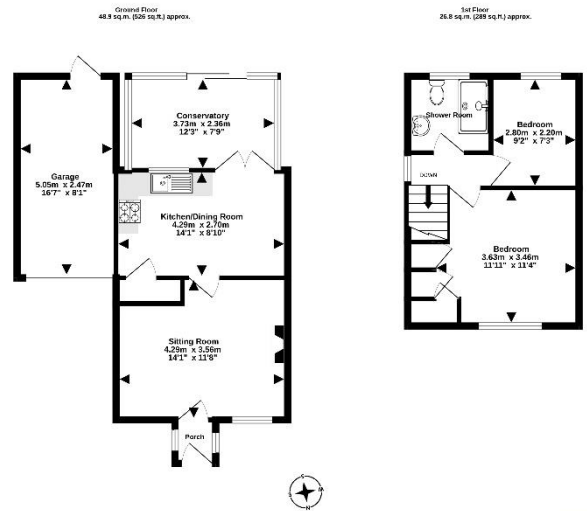
Suite comprising pedestal wash hand basin, WC, walk in shower enclosure, coved ceiling, window to the rear and radiator.

**OUTSIDE**

To the front of the property are steps to the front door with a lawned garden and driveway to the side leading to the garage. To the rear is an enclosed garden with paved patio leading to a lawned garden with mature shrubs, fence surround and rear access to the garage.

**GARAGE**

Metal up and over door, light, plumbing and eaves storage.



**FRASER  
WHEELER**

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