

# Shorland Close, Dawlish, EX7 ORG



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

OIEO £230,000

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## 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.

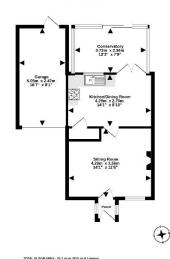
## GARAGE

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





Ground Roor 48.9 sq.m. (526 sq.ft.) appro 1st Floor 26.8 sq.m. (289 sq.H.) approx.



Bedroom 3.63m x 3.44m 3.131 x 314

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