

# Nash Gardens, **Dawlish**, EX7 9RR



Detached bungalow situated in a highly regarded cul de sac close to Oaklands Park and regular bus services. It offers spacious, well proportioned accommodation with uPVC double glazing and gas central heating.

Reception Hall, Sitting Room, Dining Room, Kitchen, 3 Double Bedrooms, Bathroom, Cloakroom.

Enclosed, Level Garden, Double Garage.

Tenure: Freehold. Council Tax Band: E. EPC - D.

£392,000

01626 862379

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**FRASER & WHEELER**

### **Location**

Nash Gardens is a well regarded cul de sac comprises a mixture of houses and bungalows adjoining the protected Oaklands Park.

It is situated less than a mile from the town centre, sea front and railway station and is particularly well served by regular bus services which run close by.

### **Accommodation**

The spacious accommodation which has been much loved is clean and tidy and now offers scope for updating to the new owners taste. It is fitted with uPVC double glazing and gas central heating with radiators to all principal rooms.

Entry to the property is via the entrance porch which in turn leads to the reception hall with storage cupboards and all rooms off. The triple aspect sitting room is a bright and spacious room with patio doors opening on to the rear garden and an arch leads through to the dining room. The kitchen is fitted with a comprehensive range of base and wall units with built in electric oven and hob and space for appliances. Off the kitchen is a useful lobby area with storage and access to the garden.

There are three double bedrooms with the larger two both having built in wardrobes with the main bedroom having a double aspect outlook over the garden. The bathroom is fitted with a white suite with a shower over the bath and is finished with fully tiled walls and tiled flooring. There is also the benefit of a cloakroom.

### **Outside**

The level, enclosed garden is a particular feature of the property. It enjoys a sunny, southerly aspect and a good degree of privacy with a paved patio, ideal for alfresco dining and a variety of mature shrubs and trees around the lawn.

There is a further area of garden to the front and side with the side mainly laid to gravel with a variety of shrubs to the front.

### **Parking**

The property offers plenty of parking with space for two vehicles in front of the double garage.





## Measurements

Sitting Room  
21'6" x 13'0" (6.55m x 3.96m)

Dining Room  
9'2" x 8'6" (2.79m x 2.59m)

Kitchen  
12'0" x 8'8" (3.66m x 2.64m)

Bedroom 1  
13'3" x 9'10" (4.04m x 3.00m)

Bedroom 2  
11'10" x 9'11" (3.61m x 3.02m)

Bedroom 3  
11'11" x 9'1" (3.63m x 2.77m)

Garage  
17'3" x 16'5" (5.26m x 5.00m)

### Key Features & Details

Here, we have compiled some essential details about this property to help give you a window into this property's type, size and key attributes. Use these details when seeking an accurate valuation as they are among the most important factors when establishing a property's value.



Detached



3



1



Double Garage



-



1065 ft<sup>2</sup>



0.14 acres

Outside Space	-	Conservation Area	No
UPRN	100040307945	Tenure	Freehold
Council Tax	Band E - £3,071 pa	Title Number	DN602594
Local Authority	Devon	Flood Risk - Surface Water	Very low
		Flood Risk - Rivers & Seas	Very low

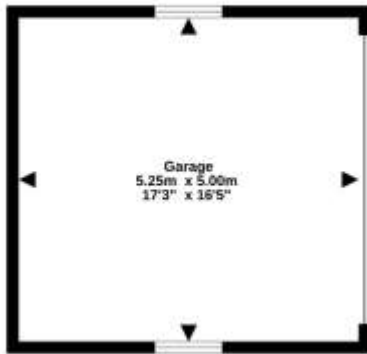
### Coverage

Here are the key coverage details for this property so you can understand what to expect from your internet speeds and broadband signal, as well as the ease of installing satellite/cable TV at this address.

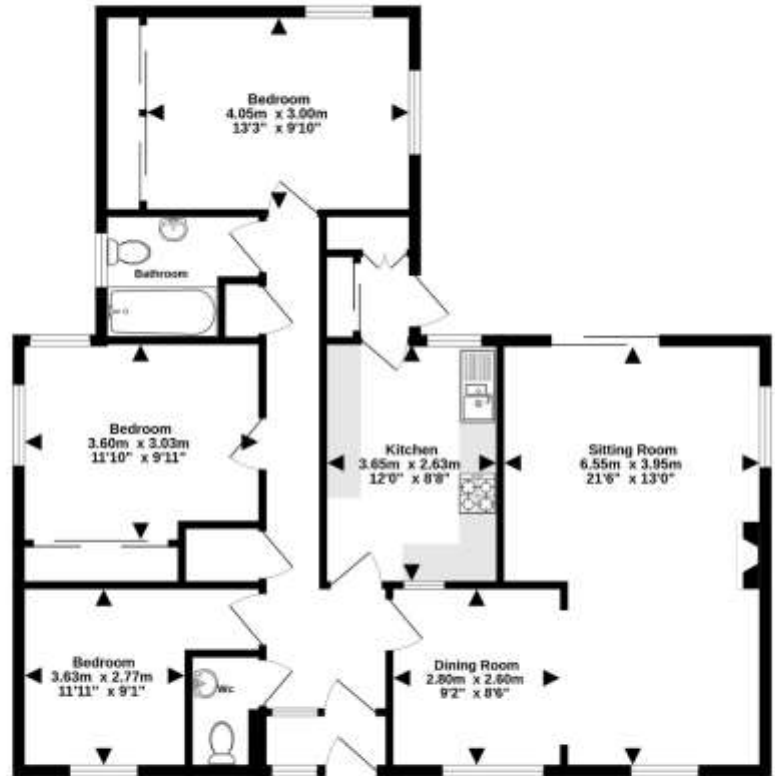
#### Mobile Signal:



Garage  
26.3 sq.m. (283 sq.ft.) approx.



Ground Floor  
93.8 sq.m. (1009 sq.ft.) approx.



**TOTAL FLOOR AREA : 120.0 sq.m. (1292 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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19 Queens Street, Dawlish, Devon, EX7 9HB  
Telephone: 01 626 862379  
Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)  
[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)



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