

Orchard Gardens, **Dawlish**, EX7 9HE



A well-presented end of terrace home with three bedrooms and parking for two vehicles to the rear. Situated in a convenient location just off the High Street Dawlish and within easy access of the town's amenities, transport links and beaches. This home also benefits gas central heating, double glazing, downstairs WC and gardens front and rear.

Sold with NO ONWARD CHAIN.
FREEHOLD, COUNCIL TAX - C, EPC - D.

£249,950

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FRONT DOOR

uPVC obscure double-glazed door into:

HALL

Stairs to first floor landing, radiator, under stairs storage cupboard housing combination boiler and gas meter and door to:

LOUNGE

4.43m x 3.38m (14'6" x 11'1")

uPVC box bay window to the front aspect, radiator, feature gas fire with wooden mantle over and picture rail.

KITCHEN/DINING ROOM

4.53m x 5.11m (14'10" x 16'10") MAXIMUM MEASUREMENT

A spacious room with a selection of matching eye level and base units with roll top work surfaces over. One and half bowl sink and drainer with mixer tap, tiled splashbacks. Stainless steel double oven with five ring gas hob and warming plate with stainless steel splashbacks and extractor over. Space and plumbing for washing machine, space for fridge/freezer and additional work surface area/breakfast bar. uPVC double glazed window to the rear and door leading out to the rear garden. downlighters and door to:

WC

uPVC obscure double-glazed window to the rear, close couple WC, pedestal wash hand basin and extractor.

FIRST FLOOR LANDING

Stairs to first floor landing, uPVC double glazed window to the side aspect, access to loft space and door to:

BEDROOM 1

4.55m x 3.21m (14'11" x 10'6") MAX

uPVC double glazed box bay window with views over Dawlish town and towards the sea, radiator and picture rail.

BEDROOM 2

3.43m x 3.19m (11'3" x 10'6")

uPVC double glazed window to the rear overlooking the garden, radiator, built in shelves and picture rail.

BEDROOM 3

2.39m x 1.84m (7'10" x 6'0")

uPVC double glazed window to the front aspect with views over Dawlish town.

BATHROOM

White suite comprising panelled bath with mixer taps and thermostatic shower over, pedestal wash hand basin, close coupled WC, extractor and uPVC obscure double-glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a low maintenance garden with a path leading to the front door. To the rear there is a lean-to area with access to a storage room and water tap. Steps lead up to the enclosed patio garden. The parking is accessed via the garden gate with further steps up to the parking spaces.



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