

Sherwells Close, Dawlish Warren, EX7 0PL



Enjoying a great location at the end of a private cul de sac this individual detached bungalow offers peace and seclusion within easy reach of the beach, town and other facilities. The property stands on a mature plot of approximately 1/3 of an acre of much loved garden including a productive area of orchard. Reception Hall, Living Room, Kitchen/Dining Room, Utility, Conservatory, Study/Bedroom 4, 3 Bedrooms, Bathroom, Shower Room, Garage.

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

£485,000

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FRASER & WHEELER

Situated at the end of a private cul de sac this individual home offers peace and seclusion within easy reach of the beach and town centre. It has been the much loved home of the current owners for approximately 25 years during which time they have lovingly established a garden with a wide variety of trees, shrubs and flowers creating colour and interest throughout the year.

The well proportioned accommodation is fitted with uPVC double glazing and is heated via LPG central heating with radiators in all principal rooms.

This fabulous, tucked away setting is less than a mile from the beach at Dawlish Warren and a Sainsbury's store. It offers a great setting for those looking for a quiet life or for the more active to enjoy the beach, national cycle path or country park which are all within easy reach.

Accommodation

Front door to;

Entrance Porch

Glazed door to;

Reception Hall

Airing cupboard and doors to;

Living Room

18'5" x 14'5" (5.61m x 4.39m)

A bright and spacious room with window and patio doors to the front garden and a wood burner set in a stone fireplace.

Kitchen/Diner

21'2" x 13'0" (6.45m x 3.96m) reducing to 10'8" (3.25m)

Fitted with a range of cupboard and drawer base and wall units with integrated dishwasher and electric point for cooker. patio doors to the conservatory and door to;

Utility

9'8" x 5'2" (2.95m x 1.57m)

A useful area housing boiler powered by LPG, plumbing for washing machine and door to side.

Conservatory

11'6" x 8'2" (3.51m x 2.49m)

UPVC double glazed construction and tiled floor with doors opening on to the rear garden.

Study/Bedroom 4

9'1" x 6'5" (2.77m x 1.96m)

A pleasant outlook towards the front garden.

Bedroom 1

15'3" x 13'0" (4.65m x 3.96m)

A double aspect room with windows to the rear and side and built in double wardrobe.

Bedroom 2

13'0" x 11'6" (3.96m x 3.51m) maximum

Outlook towards the front garden and built in single wardrobe.

Bedroom 3

13'0" x 8'9" (3.96m x 2.67m)

Outlook to the rear aspect and built in wardrobe.

Bathroom

Fitted with a coloured suite comprising panelled bath, pedestal wash hand basin, bidet and low level WC. Tiling to half height and opaque window.

Shower Room

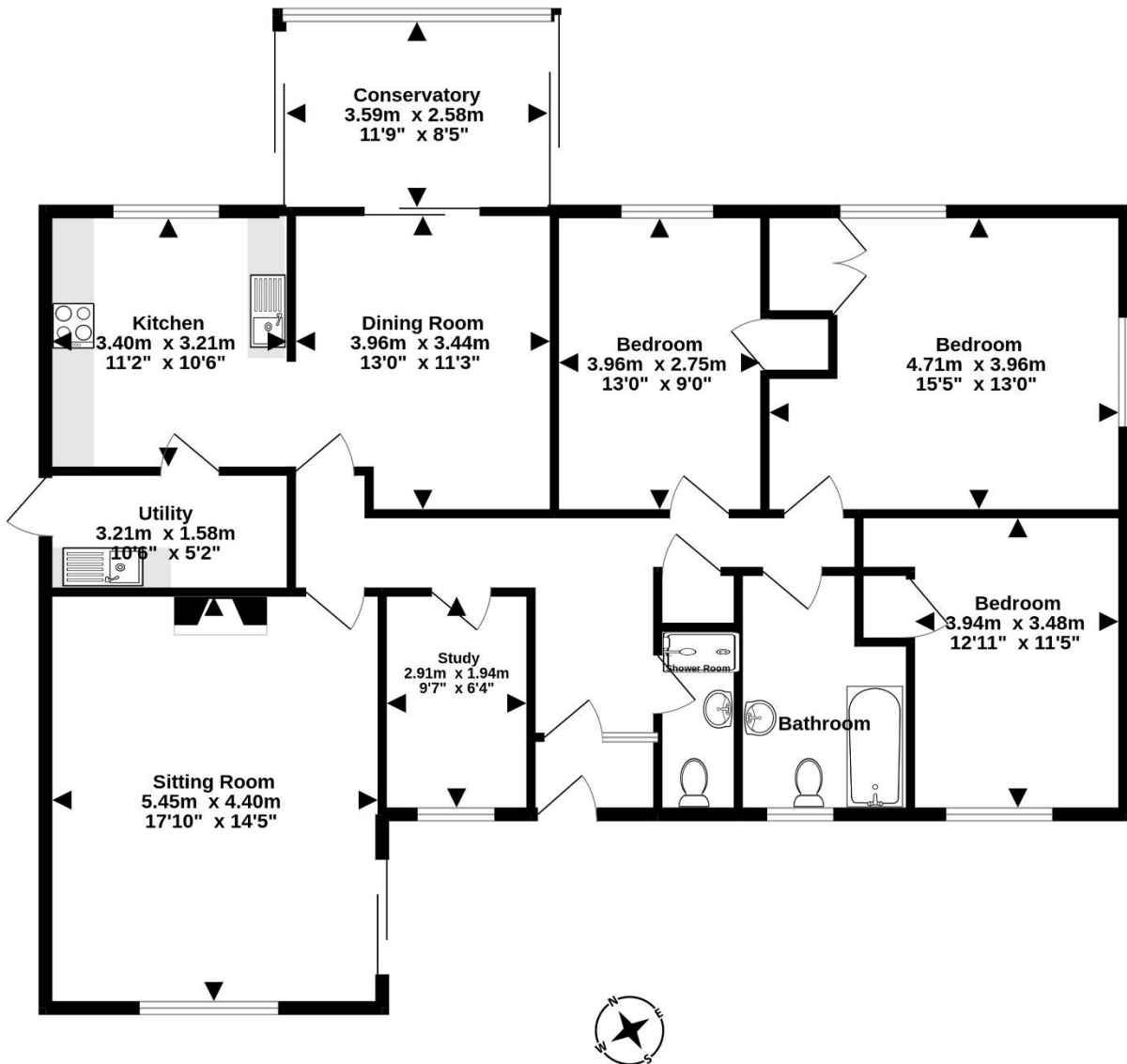
Fitted with a tiled shower cubicle with mains shower, wash hand basin and low level WC. Opaque window.

Outside

The property is approached via a long driveway which leads to a parking area and single garage. To the front of the property is the main area of garden which is stocked with a wide variety of shrubs and trees including a productive orchard of mixed fruits. There is also a more formal area of lawn and to the side of the property is a vegetable garden and two greenhouses. To the rear is a further area of garden. In addition there is a useful under house store with limited head height.



Ground Floor
131.2 sq.m. (1412 sq.ft.) approx.



TOTAL FLOOR AREA : 131.2 sq.m. (1412 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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