

Oakland Walk, **Dawlish**, EX7 9RS

A delightful 3 bedroom home situated on the popular Oaklands Development. This well proportioned home is in good decorative order and is fitted with uPVC double glazing, gas central heating, Reception Hall, Cloakroom, Sitting/Dining Room, conservatory, contemporary Kitchen, 3 Bedrooms, shower room, enclosed garden and garage.

FREEHOLD, COUNCIL TAX - C, EPC - C

£299,950

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FRASER & WHEELER

FRONT DOOR

uPVC double glazed front door into:

ENTRANCE HALL

Entrance hall with radiator, under stairs storage, stairs to first floor landing, storage cupboard and door to:

WC

uPVC obscure double glazed window to the front aspect, low level WC, base units with roll top surface over and wash hand basin with mixer tap. Wall mounted combination boiler.

KITCHEN

3.44m x 3.33m (11'3" x 10'11")

Contemporary fitted kitchen, with a selection of matching base and eye level units with work surfaces over. Inset sink and drainer with mixer tap, integrated appliances include induction hob, eye level double oven and fridge/freezer. Space and plumbing for washing machine and dishwasher, coved ceiling and spotlights. uPVC double glazed window to the front aspect with a pleasant outlook over a green area.

SITTING/DINING ROOM

6.58m x 3.18m (21'7" x 10'5")

A light and airy room with uPVC double glazed window overlooking the rear garden, gas fire and radiator. uPVC double glazed doors leading out to the conservatory with matching side windows, laminate flooring and coved ceiling.

CONSERVATORY

3.16m x 3.08m (10'4" x 10'1")

uPVC double glazed conservatory with a sunny aspect overlooking the enclosed rear garden, power, light and tiled flooring. uPVC double glazed door opening to the rear garden.

FIRST FLOOR LANDING

Stairs to the first floor landing with access to loft space and door to:

BEDROOM

3.96m x 3.19m (13'0" x 10'6")

uPVC double glazed window to the rear aspect, radiator, fitted wardrobes and coved ceiling.

BEDROOM

4.27m x 3.33m (14'0" x 10'11")

uPVC double glazed window to the rear aspect, fitted wardrobe with sliding doors. radiator and coved ceiling.

BEDROOM

3.33m x 2.34m (10'11" x 7'8")

uPVC double glazed window to the front aspect, radiator, airing cupboard with electric heater and coved ceiling.





SHOWER ROOM

Double enclosure with thermostatic shower over and glass sliding door, close coupled WC, wash hand basin with vanity cupboard under, heated towel rail, tiled walls and uPVC obscure double glazed window to the front aspect.

OUTSIDE

To the front of the property is a level lawn area planted with shrubs and small tree. A pathway leads to steps up to the front door. The fully enclosed rear garden is mostly laid to lawn with established plants and shrubs. There are patio seating areas, power and water points and a path leads down to the rear garden gate allowing access to the parking area.

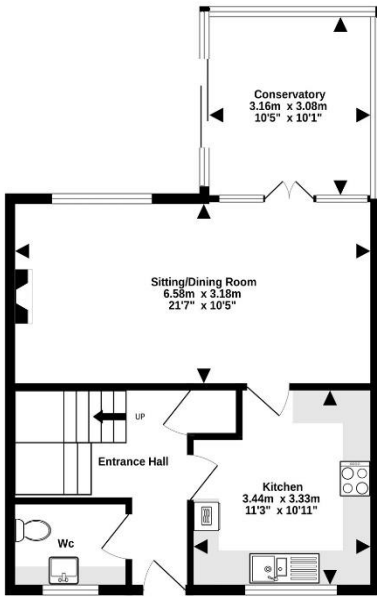
GARAGE

4.54m x 2.53m (14'11" x 8'4")

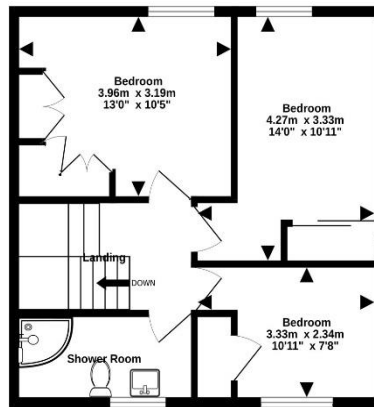
Electric up and over door with power and light. Overhead storage and rear door access to the garden.



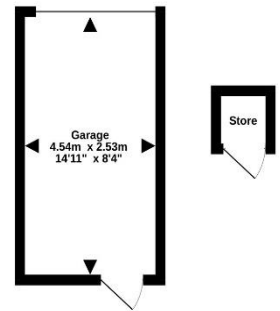
Ground Floor
53.0 sq.m. (570 sq.ft.) approx.



1st Floor
43.5 sq.m. (469 sq.ft.) approx.



Garage
12.5 sq.m. (134 sq.ft.) approx.



TOTAL FLOOR AREA : 109.0 sq.m. (1173 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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