

Gilpin Close, **Dawlish**, EX7 9SZ

Detached bungalow situated in a popular area well located for regular bus services and Sainsburys. Fitted with gas central heating and uPVC double glazing. Reception Hall, Cloakroom, Living/Dining Room, Garden Room, Kitchen, 3 Bedrooms, Bathroom. Low Maintenance Garden, Garage and Parking.
Tenure; Freehold. Council Tax Band: D*. EPC: C

£370,000

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The property enjoys a great location in a small cul de sac of detached properties. It is just a few yards from the grounds of the leisure centre which is ideal for dog walking or playing. Also close by are regular bus services while the sea wall and beach is just a half mile walk away. Primary and secondary schools are about a mile and the town centre and railway station just a little further.

The accommodation is fitted with uPVC double glazing and gas central heating (a new boiler was installed in 2024) and has been altered from the original layout. It now offers a spacious living/dining room at the rear of the property and a garden room has been added, connecting the living room to the rear garden and providing great space to relax or entertain. The kitchen is fitted with a range of base and wall units with space for appliances. There are three bedrooms, two of which are double with the larger having a bay window to the front aspect and a range of fitted wardrobes to one wall. The third bedroom is a generous single and requires some cosmetic finishing. The bathroom is fitted with a shower over the bath and includes a WC with concealed cistern and a wash hand basin set in a vanity unit. There is also a useful cloakroom.

The property stands on a level plot of low maintenance garden with the front being open plan. The rear garden is mostly paved and enclosed by panel fencing. There is an additional gravelled area and bin store.

There is a single garage with parking to the front.

Living/Dining Room
6.46m x 3.60m (21'2" x 11'10")

Garden Room
3.51m x 2.80m (11'6" x 9'2")

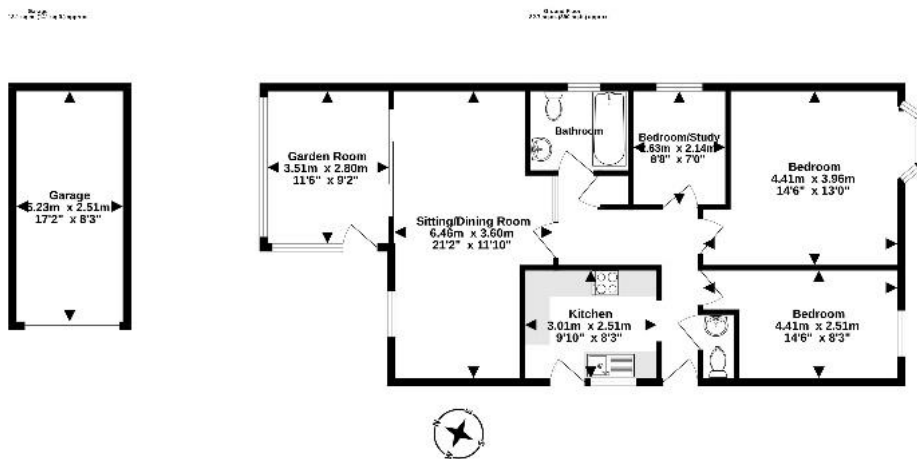
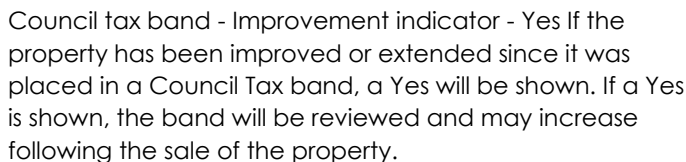
Kitchen
3.01m x 2.51m (9'11" x 8'3")

Bedroom 1
4.41m x 3.96m (14'6" x 12'12")

Bedroom 2
4.41m x 2.51m (14'6" x 8'3")

Bedroom 3
2.64m x 2.14m (8'8" x 7'0")

Garage
5.23m x 2.51m (17'2" x 8'3")



TOTAL FLOOR AREA: 95.8 sq.m. (1032 sq.ft.) approx.

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Make sure you have the right

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