

# Pinewood Close, **Dawlish**, EX7 0AJ



NO ONWARD CHAIN. A fantastic opportunity to purchase this detached house with a lovely sea view in an excellent and convenient location.  
FREEHOLD, COUNCIL TAX BAND - D, EPC - D.

£395,000

01626 862379

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**FRASER & WHEELER**



## **FRONT DOOR TO**

### **ENTRANCE HALL**

Storage cupboard, stairs leading down to the ground floor hallway and doors to:

### **SITTING/DINING ROOM**

**5.03m x 4.92m (16'6" x 16'2")**

uPVC double glazed window to the side, radiator, uPVC double glazed picture window to the rear with stunning view over the rear garden and towards the sea.

### **KITCHEN**

**3.85m x 3.70m (12'8" x 12'2")**

Base and eye level units with worksurfaces over, sink with drainer and mixer tap, integral fridge and freezer, fitted oven, hob, uPVC window to the side, radiator and glazed door to:

### **SIDE PASSAGE**

Tiled floor, door to the front, cupboard housing the central heating boiler and doors to:

### **CLOAKROOM**

Suite comprising WC, wash hand basin, tiled floor and uPVC double glazed window.

## **STUDY/GARAGE**

**5.03m x 2.69m (16'6" x 8'10")**

Formerly the garage. Window to the side of the property and plumbing connected.

## **GROUND FLOOR LANDING**

Understairs storage cupboard and doors to:

### **BEDROOM 1**

**5.03m x 3.77m (16'6" x 12'4")**

uPVC double glazed windows and door leading to the rear garden, radiator and storage cupboard.

### **BATHROOM**

Suite comprising panelled bath with glass screen over, WC, wash hand basin, radiator, part tiled walls, tiled floor and window to the side.

### **BEDROOM 2**

**3.85m x 3.01m (12'8" x 9'11")**

uPVC double glazed window to the side and radiator. Inter linking door to:





### INNER HALLWAY

Great storage space and door to:

### INTER LINKING BEDROOM 3

**5.03m x 2.69m (16'6" x 8'10")**

Radiator, uPVC double glazed window and door leading to the side of the property.

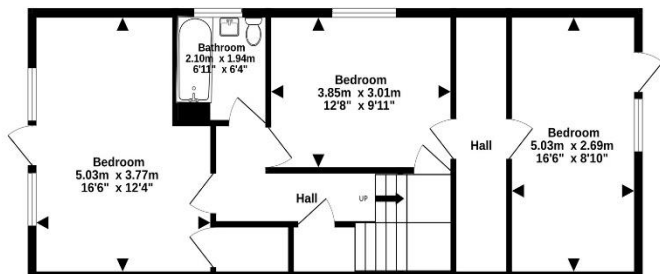
### OUTSIDE

To the front of the property is brick paved driveway providing off road parking, steps and a path lead down to the side of the property and rear garden. The rear garden has a southerly aspect and is mainly laid to lawn with established plants trees and shrubs.

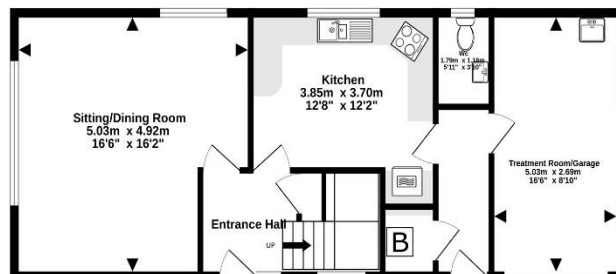




**Basement**  
63.2 sq.m. (681 sq.ft.) approx.



**Ground Floor**  
63.5 sq.m. (683 sq.ft.) approx.



**TOTAL FLOOR AREA : 126.7 sq.m. (1364 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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WHEELER**



19 Queen Street, Dawlish, Devon, EX7 9HB  
Telephone: 01626 862379  
Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)  
[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)



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