

Oakland Drive, **Dawlish**, EX7 9RN



A fantastic opportunity to purchase this extended 3 bedroom end of terrace home situated on the popular Oaklands development. In need of modernisation this property benefits good size living accommodation, down stairs bedroom, WC and utility and a wonderful rear garden leading to the garage.

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

£280,000

01626 862379

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FRASER & WHEELER

FRONT DOOR

uPVC double glazed door into:

HALLWAY

Stairs to first floor landing with storage space under.
Hallway to bedroom 3 and door to:

LOUNGE/DINING ROOM

5.66m x 3.93m (18'7" x 12'11") maximum

A spacious lounge/dining room with uPVC double glazed picture window and door leading out to the wonderful rear garden. A further uPVC double glazed window in the dining area looks out to the rear, wall lights, coved ceiling and door into:

KITCHEN

3.76m x 2.38m (12'4" x 7'10")

A selection of eye level and base units with roll top work surfaces over. Stainless steel sink and drainer with mixer taps, tiled splash backs, space and plumbing for washing machine, dishwasher and electric cooker. Door to cupboard housing the warm air heating system and uPVC double glazed window to the front aspect.

BEDROOM 3/STUDY

3.55m x 2.95m (11'8" x 9'8")

Previously used as a study room, bedroom 3 is accessed via an inner hall with uPVC double glazed window to the front aspect, night storage heater and door to:

CLOAKROOM

uPVC obscure double glazed window to the side aspect, low level WC and pedestal wash hand basin and extractor.

UTILITY ROOM

2.36m x 2.07m (7'9" x 6'9")

A selection of base and eye level units with roll top work surface over. Stainless steel sink and drainer and tiled splashbacks, extractor and uPVC door with side window looking out to the rear garden.

FIRST FLOOR LANDING

Stairs rise to the first-floor landing with a large walk-in storage cupboard, access to loft space, uPVC double glazed window to the front aspect and door to:

BEDROOM 1

4.01m x 2.95m (13'2" x 9'8")

uPVC double glazed window to the rear aspect, built in wardrobe with hanging rail and storage shelf.

BEDROOM 2

3.95m x 2.58m (12'12" x 8'6")

uPVC double glazed window to the rear aspect.

SHOWER ROOM

A contemporary shower room with walk in double enclosure with thermostatic shower and glass sliding door. close coupled WC and wash hand basin with vanity cupboard under. Tiled walls, heated towel rail, cupboard housing hot water tank and uPVC obscure double glazed window to the front aspect.

OUTSIDE

To the rear of the property there is a delightful mature garden planted with a mixture of trees, shrubs and plants, raised beds situated to the side of the home are once again full of established shrubs and a pathway leads to the front of the property. A further path leads to an ornamental paved area, and lawn. There are two shed outside tap, light and a pedestrian gate allowing access to the garage.

GARAGE

5.45m x 2.70m (17'11" x 8'10")

Electric up and over door with light and power. Overhead storage and a glazed door with side window to the rear.



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