



10 Oakland Walk, Dawlish

Guide Price £325,000





10 Oakland Walk

Dawlish

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SEMI DETACHED PROPERTY SITUATED IN THE AWARD WINNING OAKLAND PARK ESTATE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- ENTRANCE PORCH, RECEPTION HALL, CLOAKROOM
- KITCHEN, DINING ROOM, SPACIOUS SITTING ROOM
- FOUR DOUBLE BEDROOMS AND FAMILY BATHROOM
- UPVC DOUBLE GLAZING, ELECTRIC HEATING
- ENCLOSED REAR GARDEN
- PARKING AND DOUBLE GARAGE
- AN EARLY VIEWING COMES HIGHLY RECOMMENDED



Offered to the market with NO ONWARD CHAIN. A fantastic opportunity to purchase this four bedroom semi detached property situated in the award winning Oakland Park estate. The accommodation briefly comprises; entrance porch, reception hall, cloakroom, kitchen, dining room, spacious sitting room, four double bedrooms and family bathroom, uPVC double glazing, electric heating, enclosed rear garden, parking and double garage. An early viewing comes highly recommended.

Glazed uPVC front door into...

ENTRANCE PORCH

Obscure glazed uPVC front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to the first floor. Under stairs storage area. Wall mounted storage night heater. Useful cloaks cupboard with hanging rail and timber shelf. Cupboard housing consumer unit and electric meter.

Door to...

CLOAKROOM

Obscure uPVC double glazed window to front. White suite comprising low level WC, wall mounted wash hand basin, tiled splash backs.

KITCHEN

With uPVC double glazed window to front, range of matching wall and base units with timber effect roll top work surface over, inset one and a half bowl stainless steel sink drainer, space for electric cooker, fridge and freezer, tiled splash backs, power points.





DINING ROOM

Accessed via the kitchen or from the reception hall. With uPVC double glazed window to front, wall mounted night storage heater, power points, TV aerial connection point, space for a good sized dining table and chairs.

Glazed double doors open to a...

SPACIOUS LIVING ROOM

With uPVC double glazed windows and door opening to the rear garden. Two night storage heaters, power points, TV aerial connection point.

FIRST FLOOR LANDING

Loft access hatch. Power point. Night storage heater. Door to airing cupboard with factory lagged hot water cylinder and timber spatted shelving.

FAMILY BATHROOM

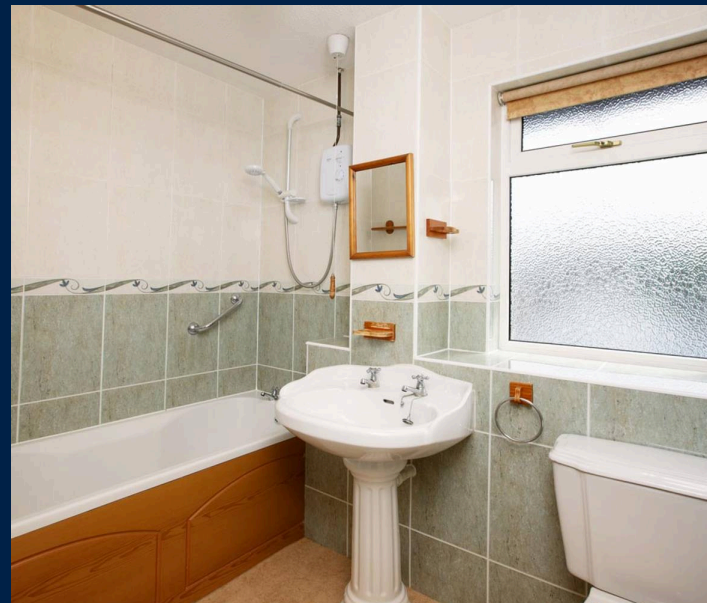
With obscure uPVC double glazed window to side. White suite comprising low level WC, pedestal wash hand basin, panelled bath with wall mounted electric shower, tiled splash backs, wall mounted electric heater.

BEDROOM ONE

uPVC double glazed window to rear enjoying distant sea and coastal views. Wall mounted electric heater, power points.

BEDROOM TWO

uPVC double glazed window to rear enjoying a similar outlook to that of bedroom one. Wall mounted electric heater, power points, built in wardrobe with sliding double doors, timber shelf and hanging rail.



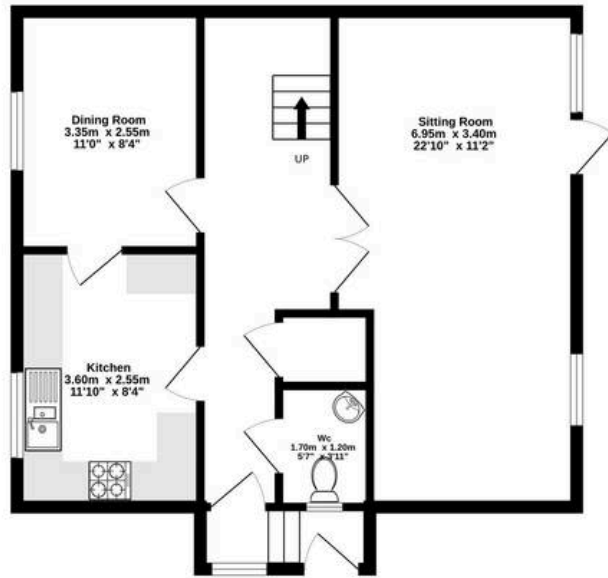
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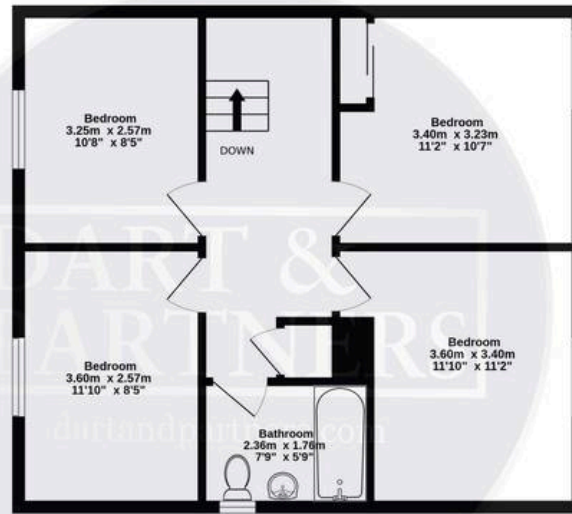
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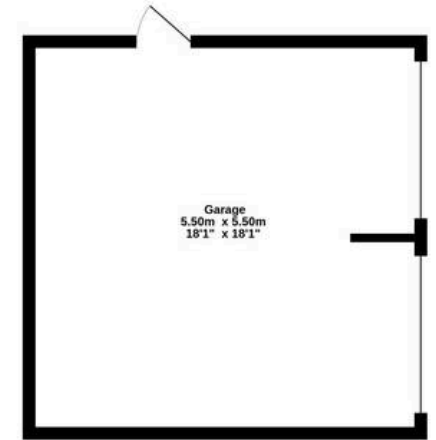
Ground Floor
56.6 sq.m. (609 sq.ft.) approx.



1st Floor
54.2 sq.m. (583 sq.ft.) approx.



Garage
30.1 sq.m. (324 sq.ft.) approx.



TOTAL FLOOR AREA : 140.9 sq.m. (1517 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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