

Vicarage Gardens, **Dawlish**, EX7 9BY



Spacious detached house occupying a tucked away position and enjoying a delightful, secluded garden.

The extended and spacious accommodation offers a double aspect sitting room, open plan kitchen/dining room/sun room, large study, utility, 5 bedrooms, en suite shower room, family shower room. Garage.

Tenure: Freehold. Council Tax Band: E. EPC - C.

£475,000

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Location

The property enjoys a peaceful and secluded location situated in a quiet cul de sac just half a mile from the town centre. It offers easy level access to a range of amenities including independent shops and cafes as well as regular bus and rail services and the beach.

On the fringes of the town it is also well located for exploring beautiful country lanes.

Accommodation

The property offers extended, light and generously proportioned accommodation, benefitting from uPVC double glazing and gas central heating with radiators to all principal rooms.

A spacious reception hall provides an inviting entrance to the home and includes a useful cloakroom. The bright dual-aspect sitting room enjoys a delightful outlook over the rear garden, with a contemporary wall-mounted electric fire creating an attractive focal point.

At the heart of the property is a spacious kitchen/dining room, thoughtfully arranged on an open-plan basis with the adjoining sun room, creating an excellent space for both everyday family life and entertaining. The sun room provides a wonderful place to relax while enjoying views

over the garden and the surrounding trees. The kitchen is fitted with a comprehensive range of matching base and wall units and offers space for a range-style cooker. A separate utility room provides additional storage together with space and plumbing for domestic appliances. Completing the ground floor is a large study, offering excellent versatility and equally suited for use as a further double bedroom if required.

The first floor offers particularly spacious accommodation, comprising four generous double bedrooms together with an additional single bedroom. The principal bedroom benefits from a stylish contemporary en-suite shower room with modern tiling, and, along with two of the other bedrooms, enjoys a lovely outlook over the rear garden and surrounding trees. The family shower room has also been attractively refitted to a high modern standard.

Outside

The rear garden is a particularly attractive feature of the property, enjoying a high degree of privacy and a delightful sunny aspect. A spacious paved terrace adjoins the house, providing an ideal area for outdoor dining and entertaining, with ample space for a table and chairs. Beyond the terrace, the garden is mainly laid to lawn and is beautifully





enclosed by mature shrubs, established planting and a charming old stone wall, creating a peaceful and sheltered setting. The surrounding trees provide an attractive leafy backdrop, making this a wonderful space in which to relax and enjoy the tranquillity throughout the day.

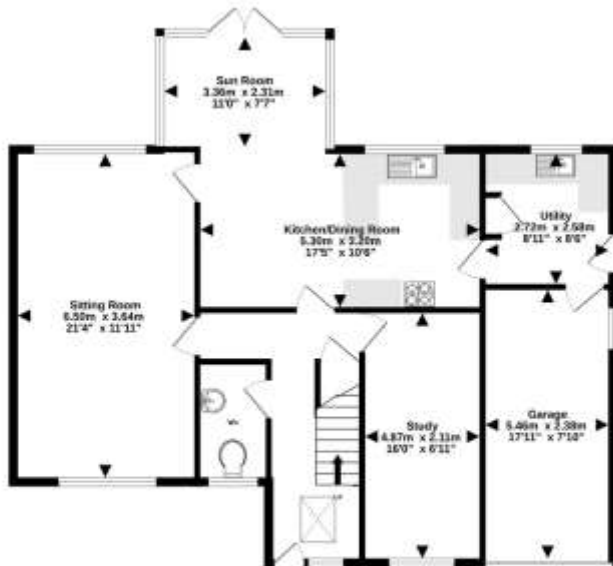
There is space for a shed to one side and a path provides access to the front.

Parking

To the front of the property a drive provides parking for two vehicles and access to the integral garage.



Ground Floor
96.6 sq.m. (1040 sq.ft.) approx.



1st Floor
75.9 sq.m. (817 sq.ft.) approx.



TOTAL FLOOR AREA : 172.6 sq.m. (1858 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, windows, doors 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 efficacy can be given.
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