



Spacious Three-Bedroom End-Of-Terrace Home In Sought-After Oaklands Park With Garage, Conservatory And Private Enclosed Garden

14 Oakland Drive | Dawlish | EX7 9RN





PROPERTY TYPE

End Terraced House



SIZE

1,087 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Electric Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Conservatory



EPC RATING

E - 54



COUNCIL TAX BAND

C



### in a nutshell...

- Situated In The Popular Oaklands Park Development
- Spacious Lounge/Dining Room With Patio Doors To Garden
- Fitted Kitchen Leading Into Conservatory
- Ground Floor Wet Room/WC
- Three Good-Sized First Floor Bedrooms
- Main Bedroom With Views Towards The Sea
- Private And Enclosed Rear Garden With Patio Area
- Garage With Power, Light And Electric Up-And-Over Door





## the details...

Situated in the popular Oaklands Park development, this spacious three-bedroom end-of-terrace home offers well-proportioned accommodation throughout and would make an excellent family home or investment purchase. The property benefits from uPVC double glazing, a garage, conservatory and attractive front and rear gardens, with the added advantage of being freehold.

The accommodation begins with an entrance porch leading into the hallway, where there is useful storage and access to a ground floor wet room/WC. The generous lounge/dining room is a particular feature of the home, providing an excellent living and entertaining space with plenty of natural light and sliding patio doors opening onto the rear garden. The kitchen is fitted with a range of base and eye-level units, work surfaces, cooker with extractor hood, and space for further appliances, and in turn leads through to the conservatory which enjoys views over the garden and offers additional reception space.

Upstairs, the first floor provides three good-sized bedrooms and a family bathroom. The main bedroom overlooks the rear garden and enjoys views towards the sea, while the remaining two bedrooms both offer comfortable accommodation.

Outside, the front garden is laid to lawn with mature flower and shrub borders, while the enclosed rear garden enjoys a good degree of privacy and sunlight, with lawn, patio seating area, established planting and rear access. The garage is accessed from the garden and benefits from power, light and an electric up-and-over door. There is also off road parking available, on a first come first served basis.

This is a well-located home in a sought-after residential area, offering excellent potential and versatile living space both inside and out.



## Approximate Gross Internal Area 1082 sq ft - 101 sq m (Excluding Garage)

Ground Floor Area 613 sq ft – 57 sq m

First Floor Area 469 sq ft – 44 sq m

Garage Area 165 sq ft – 15 sq m





## the location...

### Travel

Oakland Drive

0.08 mi • Bus stop or station

Coronation Avenue

0.09 mi • Bus stop or station

Cemetery, Third Avenue

0.20 mi • Bus stop or station

Dawlish Rail Station

0.49 mi • Train station

### Schools

Orchard Manor School

0.31mi •

Westcliff Primary Academy

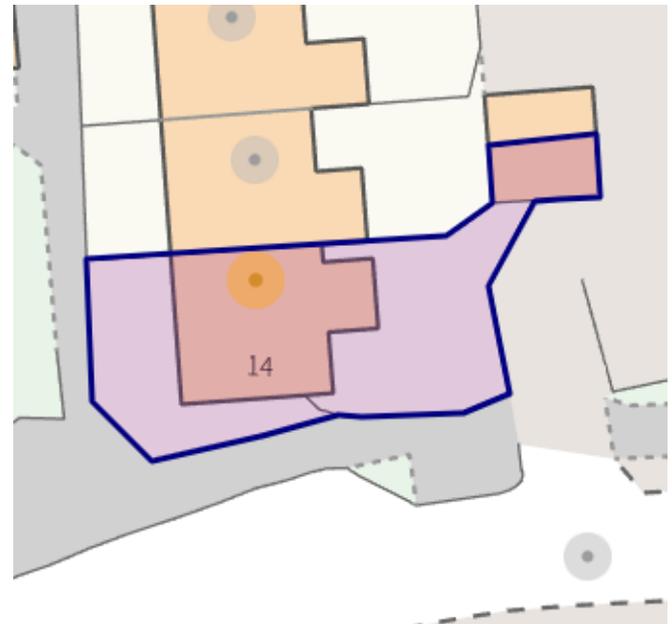
0.35mi •

Dawlish College

0.72mi •

Please check Google maps for exact distances and travel times.

**Property postcode: EX7 9RN**



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