

Oakland Walk, **Dawlish**, EX7 9RS

Situated on the edge of a sought after development this semi detached house enjoys a sunny aspect and open outlook towards nearby parkland with the sea in the far distance. The property is well located for regular bus services and the railway station, town centre and beach are all within a mile. The property briefly comprises sitting and dining room, fitted kitchen, two double bedrooms rear garden and garage.

NO ONWARD CHAIN
FREEHOLD, COUNCIL TAX - C, EPC - D

£240,000

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FRONT DOOR

Pedestrian access to the front door via a pathway, uPVC obscure double glazed front door into:

ENTRANCE HALL

Stairs to the first floor, under stairs storage and doors to:

CLOAKROOM

Fitted with a low level WC and wall mounted wash hand basin.

SITTING ROOM

4.48m x 3.22m (14'8" x 10'7")

A bright room with patio doors leading out to the south facing rear garden. Night storage heater and open to:

DINING ROOM

3.60m x 2.64m (11'10" x 8'8")

uPVC double glazed window to the rear aspect, coved ceiling and glazed door to:

KITCHEN

3.78m x 2.36m (12'5" x 7'9")

uPVC double glazed window to the front aspect. A selection of matching eye level, base and drawer units, roll top work surfaces over, one and half bowl sink and drainer with mixer tap. Tiled splashbacks, spaces for washing machine, fridge/freezer and electric cooker with fitted extractor over.

FIRST FLOOR LANDING

Stairs to first floor landing with walk in storage cupboard, night storage heater, access to loft space and door to:

BEDROOM 1

4.48m x 2.95m (14'8" x 9'8")

uPVC double glazed window to the rear aspect with a pleasant open outlook to the rear over the parkland towards the sea, fitted wardrobes with sliding doors and wall mounted electric panel heater.





BEDROOM 2

4.48m x 2.50m (14'8" x 8'2")

uPVC double glazed window to the rear aspect with an open outlook over the park towards the sea. Wall mounted electric panel heater.

SHOWER ROOM

Fitted with a modern white suite comprising shower enclosure with electric shower, concealed cistern WC and wash hand basin with vanity storage under. Shaver point, wall mounted electric heater and heated towel rail and uPVC obscure double glazed window to the front.

OUTSIDE

The property is approached by a pedestrian pathway to the front door with canopy over. The rear garden enjoys a good degree of privacy and a southerly aspect. Steps lead down from the sitting room to a large patio area with further steps down to the GARAGE rear door and small trees and shrubs planted in the borders.

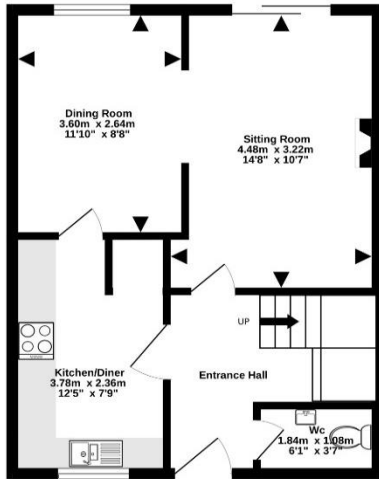
GARAGE

5.46m x 2.77m (17'11" x 9'1")

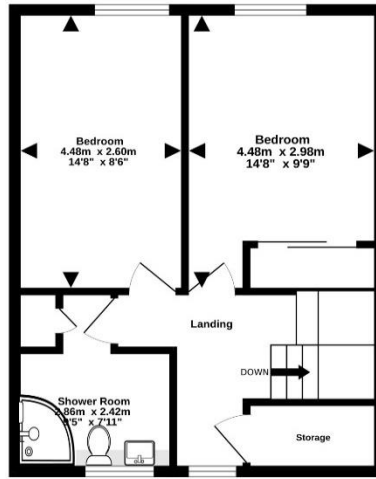
Metal up and over door with light, power, overhead storage and a rear pedestrian door to the garden.



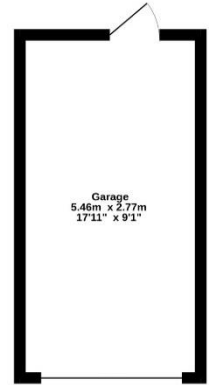
Ground Floor
41.0 sq.m. (441 sq.ft.) approx.



1st Floor
41.0 sq.m. (441 sq.ft.) approx.



Garage
15.1 sq.m. (163 sq.ft.) approx.



TOTAL FLOOR AREA : 97.1 sq.m. (1045 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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