



**25 Burch Gardens, Dawlish**

Guide Price **£375,000**

**DART &  
PARTNERS**  
Established 1971





## 25 Burch Gardens

Dawlish, Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- WONDERFUL DETACHED BUNGALOW SITUATED IN A LEVEL POSITION
- WITHIN A FAVOURED RESIDENTIAL CUL DE SAC
- RECEPTION HALL, LIVING ROOM
- DINING ROOM, KITCHEN
- THREE BEDROOMS, SHOWER ROOM
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- DRIVEWAY PARKING, DETACHED SINGLE GARAGE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- AN EARLY VIEWING COMES HIGHLY RECOMMENDED





Dart & Partners are delighted to offer this wonderful three bedroom detached bungalow situated in a level position within a favoured residential cul de sac. Accommodation briefly comprises; reception hall, living room, dining room, kitchen. Three bedrooms, shower room, uPVC double glazing, gas central heating, front and rear gardens, driveway parking, detached single garage. Offered to the market with NO ONWARD CHAIN. An early viewing comes highly recommended.

Obscure glazed uPVC front door into...

#### RECEPTION HALL

With doors to principal rooms. Wall mounted consumer unit, radiator, loft access hatch. Door to airing cupboard with factory lagged hot water cylinder and timber slatted shelving.

#### LIVING ROOM

With uPVC double glazed windows to front, feature fireplace with gas fire, radiator, power points, TV aerial connection point. Arch through to...

#### DINING ROOM

With uPVC double glazed sliding doors to rear garden. Radiator, power points. Serving hatch through to kitchen.

#### KITCHEN

With uPVC double glazed window to rear and obscure uPVC double glazed back door giving access to the rear garden. Matching range of wall and base units with roll top work surface over, inset one and a half bowl ceramic sink drainer, integrated eye level electric oven, four burner gas hob with extractor above, space and plumbing for under counter fridge, space and plumbing for washing machine, wall mounted gas boiler, radiator.







## SHOWER ROOM

With obscure uPVC double glazed window to rear, white suite comprising low level WC, pedestal wash hand basin, large shower enclosure with sliding glazed doors, wall mounted electric shower, tiled splash backs, vanity mirror, light and shaver socket, radiator.

## BEDROOM ONE

uPVC double glazed window to rear. Built in wardrobe with timber shelf and hanging rail, radiator, power points.

## BEDROOM TWO

uPVC double glazed window to front. Built in wardrobe with timber shelf and hanging rail, radiator, power points.

## BEDROOM THREE

uPVC double glazed window to front. Built in wardrobe with timber shelf and hanging rail, radiator, power points.

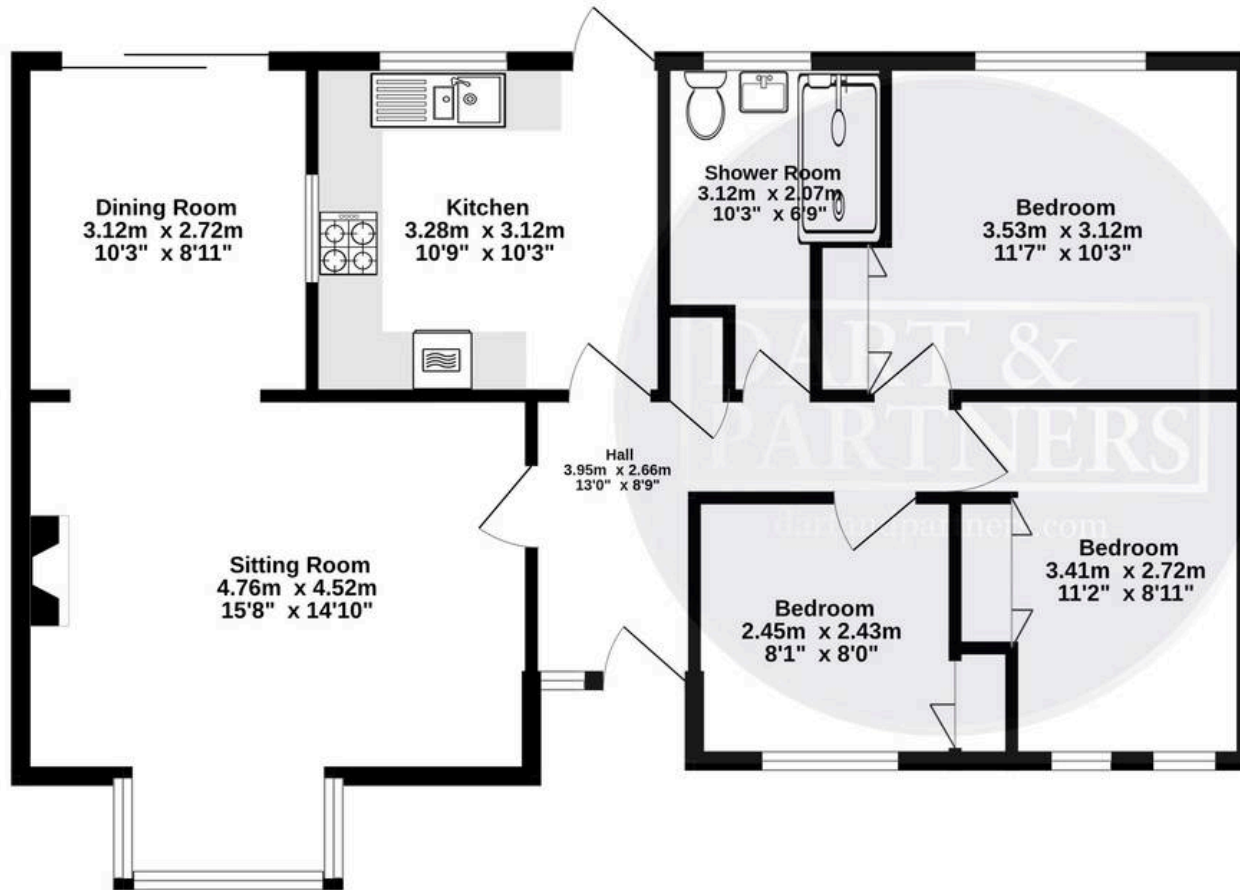
## OUTSIDE

To the front, the pristine front garden is predominantly laid to lawn with some mature plants and shrubs. Central pathway giving access to the front door. DRIVEWAY PARKING ahead of the DETACHED SINGLE GARAGE with metal up and over door, power and light. The pathway extends to the side of the property where a timber gate opens to the rear. The rear garden is fully enclosed with shiplap fencing. The garden is predominantly laid to lawn, bordered by an array of mature plants and shrubs. Generously sized paved patio with a pathway to either side of the property and timber gates. Outside water tap. Timber shed.

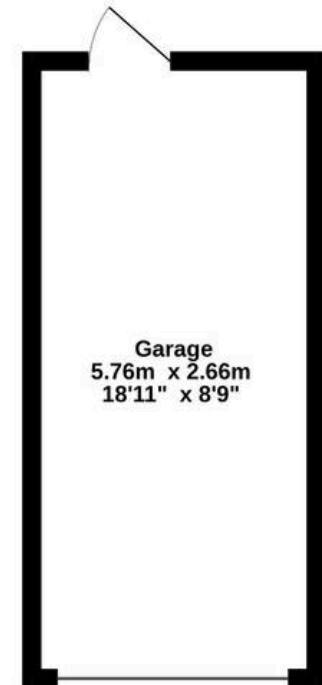




Ground Floor  
75.7 sq.m. (815 sq.ft.) approx.



1st Floor  
15.3 sq.m. (165 sq.ft.) approx.



**TOTAL FLOOR AREA : 91.0 sq.m. (979 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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