naea | propertymark PROTECTED

Oakland Walk, Dawlish, EX7 9RS









NO ONWARD CHAIN. A fantastic opportunity to purchase this two-bedroom bungalow situated within the popular Oaklands development. The property briefly comprises lounge/dining room, conservatory, fitted kitchen, two bedrooms, wet room, and garage. The property has a sunny aspect and is tucked away is a quiet position.
FREEHOLD, COUNCIL TAX - C, EPC – E.

£220,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

FRONT DOOR
uPVC double glazed front door opening to:

ENTRANCE LOBBY
Fitted shelves, light, power and glazed door into:

HALLWAY
Two storage cupboards, one housing the meters. coved ceiling and glazed door to:

LOUNGE/DINING ROOM
4.95m x 4.47m (16'3" x 14'8")
uPVC double glazed sliding door leading out to the conservatory, electric radiator, arched alcove with fitted shelving and storage, wall lights and bi fold door into kitchen.

CONSERVATORY
3.52m x 1.74m (11'7" x 5'9")
A southerly facing uPVC double glazed conservatory with wall light and door leading out to the rear garden.

KITCHEN
2.96m x 2.35m (9'9" x 7'9")
A selection of matching eye level and base units with roll top work surfaces over. One and half bowl sink and drainer with mixer taps. Tiled splashbacks, electric cooker with extractor over, washing machine, tumble dryer and fridge/freezer. uPVC double glazed window to the front aspect.

BEDROOM 1
3.45m x 2.96m (11'4" x 9'9")
uPVC double glazed window to the rear aspect, electric radiator, fitted wardrobe and laminate flooring.

BEDROOM 2
3.33m x 1.98m (10'11" x 6'6") irregular shape.
uPVC double glazed window to the front aspect, electric radiator and wall lights.

WET ROOM
This fully tiled wet room comprises, low level WC, pedestal wash hand basin, Electric shower, glass screen, electric heated towel rail and extractor.

OUTSIDE
The enclosed rear garden can be accessed via two separate gates or conservatory door. The rear is paved throughout for ease of maintenance and benefits a southerly aspect.

GARAGE
5.27m x 2.68m (17'3" x 8'10")
Metal up and over door, light, power and overhead storage.







19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk

The Property Ombudsman SALES
naea | propertymark PROTECTED
OnTheMarket.com

Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.