



## 21 Burch Gardens, Dawlish

Guide Price £340,000





## 21 Burch Gardens

Dawlish, Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- DETACHED BUNGALOW SITUATED IN A LEVEL POSITION
- WITHIN A FAVOURED RESIDENTIAL CUL DE SAC
- RECEPTION HALL, SITTING ROOM
- KITCHEN, DINING ROOM
- THREE BEDROOMS, BATHROOM
- DOUBLE GLAZING, GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- DRIVEWAY PARKING, DETACHED SINGLE GARAGE
- AN INTERNAL VIEWING COMES HIGHLY RECOMMENDED



A fantastic opportunity to purchase this lovely three bedroom detached bungalow situated in a level position within a favoured residential cul de sac with accommodation briefly comprising; reception hall, sitting room, dining room, kitchen, three bedrooms, bathroom, double glazing, gas central heating, front and rear gardens, driveway parking, detached single garage. An internal viewing comes highly recommended. Glazed timber front door into...

#### RECEPTION HALL

With doors to principal rooms. Radiator, power points. Door to airing cupboard with factory lagged hot water cylinder and timber slatted shelving. Loft access hatch. High level consumer unit.

#### SITTING ROOM

With uPVC double glazed box bay window to front. Fireplace with gas fire, radiator, power points, TV aerial connection point. Arch through to...

#### DINING ROOM

With aluminium double glazed sliding doors to rear. Radiator, power points. Glazed serving hatch through to kitchen.

#### KITCHEN

With timber framed double glazed window and obscure glazed timber door leading out to the rear garden. Matching range of wall and base units with roll top work surface over, inset one and a half bowl enamel sink drainer, integrated eye level electric oven, four burner gas hob with extractor canopy above, space and plumbing for washing machine and fridge, space for small dining table and chairs, radiator, tiled splash backs, wall mounted gas boiler supplying domestic hot water and gas central heating.

#### BEDROOM ONE

With timber framed double glazed window to rear. Built in wardrobes, radiator, power points.

#### BEDROOM TWO





#### BEDROOM ONE

With timber framed double glazed window to rear. Built in wardrobes, radiator, power points.

#### BEDROOM TWO

With two timber framed double glazed window to front  
Built in wardrobe, radiator, power points.

#### BATHROOM

Obscure glazed window to rear. Coloured suite comprising low level WC, pedestal wash hand basin, panelled bath, wall mounted electric shower, glazed shower screen, tiled splash backs, radiator, vanity mirror, light and shaver socket.

#### BEDROOM THREE

With timber framed double glazed window to front. Built in wardrobes, radiator, power points.

#### OUTSIDE

To the front is a well-tended lawned front garden whilst to the rear is a fully enclosed garden, mainly laid to lawn with a small patio area, perfect for table and chairs. Timber shed. Newly fitted timber gates. Area suitable for boat storage or similar to the side of the property. DRIVEWAY PARKING ahead of the DETACHED GARAGE with side courtesy door leading from the garden. The garage has power and light. The garden is bordered by a variety of mature plants and shrubs.

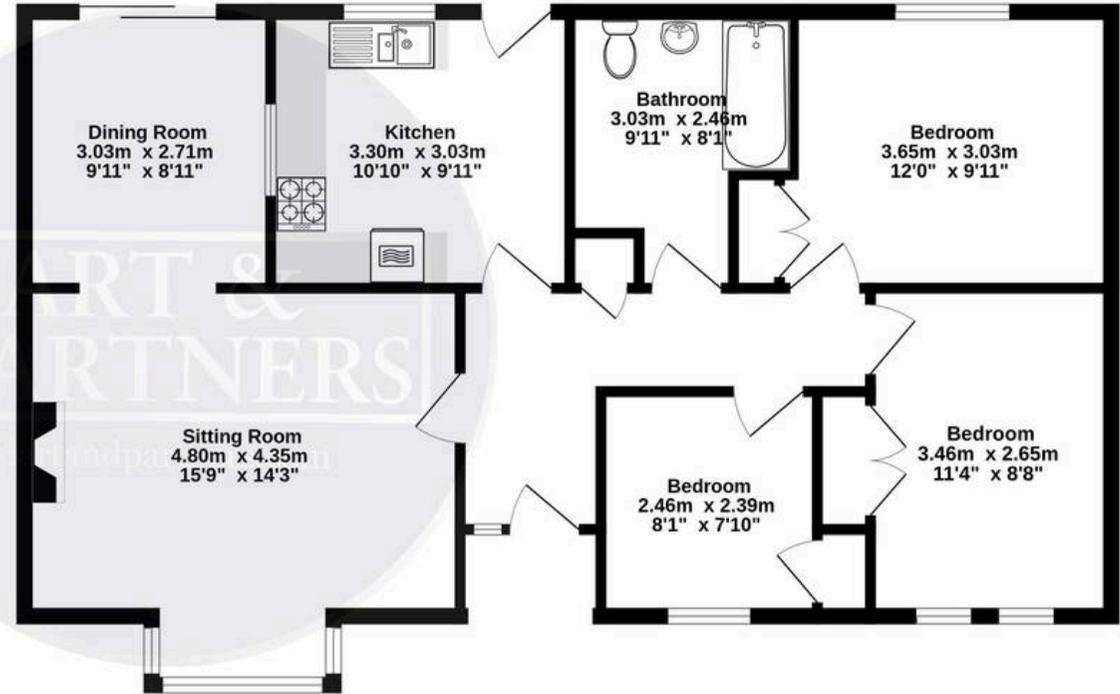
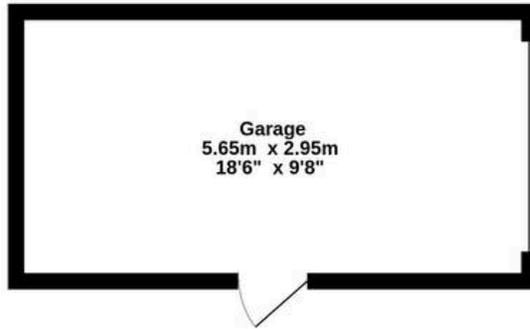
EPC Rating: D





Garage  
16.7 sq.m. (180 sq.ft.) approx.

Ground Floor  
80.4 sq.m. (865 sq.ft.) approx.



**TOTAL FLOOR AREA : 97.0 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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