



1 Shorland Close, Dawlish

Guide Price £415,000





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Dawlish

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- BEAUTIFUL DETACHED FAMILY HOME SITUATED IN A HIGHLY DESIRABLE LOCATION
- RECEPTION HALL, G/F CLOAKROOM
- SITTING ROOM
- KITCHEN BREAKFAST ROOM
- CONSERVATORY
- FOUR BEDROOMS
- MODERN FAMILY SHOWER ROOM
- FRONT AND REAR GARDENS
- DRIVEWAY PARKING, GARAGE
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



Situated in a highly desirable location is this beautiful four bedroom detached family home with accommodation briefly comprising; reception hall, cloakroom, sitting room, kitchen breakfast room, conservatory, four bedrooms, modern family shower room, front and rear gardens, driveway parking, garage, uPVC double glazing and gas central heating.

Viewing is a must to appreciate the accommodation on offer.

Obscure glazed uPVC front door into...

GENEROUS RECEPTION HALL

With doors to principal rooms and stair rising to the first floor. Useful under stairs storage cupboard. Radiator, power point.

Door to...

CLOAKROOM

With obscure uPVC double glazed window to front. White suite comprising low level WC, pedestal wash hand basin, tiled splash backs, radiator.

A multi-paned timber door opens into the...

LIVING ROOM

Dual aspect with uPVC double glazed windows to front and uPVC double doors opening out onto the rear garden. Two radiators, power points, TV aerial connection point, telephone socket.

Multi-paned timber door into the...

KITCHEN BREAKFAST ROOM

With uPVC double glazed window to front, uPVC double doors to conservatory and obscure glazed uPVC side door giving access out to the rear. Comprehensive range of matching shaker style wall and base units with timber effect roll top work surface over, inset one and a half bowl composite sink drainer, space and plumbing for gas cooker with stainless steel extractor canopy above, space for slimline dishwasher, space and plumbing for washing machine and tumble dryer, tiled splash backs, space for American style fridge freezer. space for table and chairs.





CONSERVATORY

Power points. Double doors leading to the rear garden.

Stairs rising to the FIRST FLOOR

HALF LANDING

uPVC double glazed window to rear.

FIRST FLOOR LANDING

Loft access hatch, power point. Door to airing cupboard with timber spatted shelving and wall mounted gas boiler supplying domestic hot water and gas central heating.

BEDROOM ONE

uPVC double glazed window to front. Range of built in wardrobes with sliding doors. Radiator, power points.

BEDROOM TWO

uPVC double glazed window to rear. Radiator, power point. TV aerial connection points.

BEDROOM THREE

uPVC double glazed window to rear. Radiator, power points.

BEDROOM FOUR

uPVC double glazed window to side. Radiator, power points.



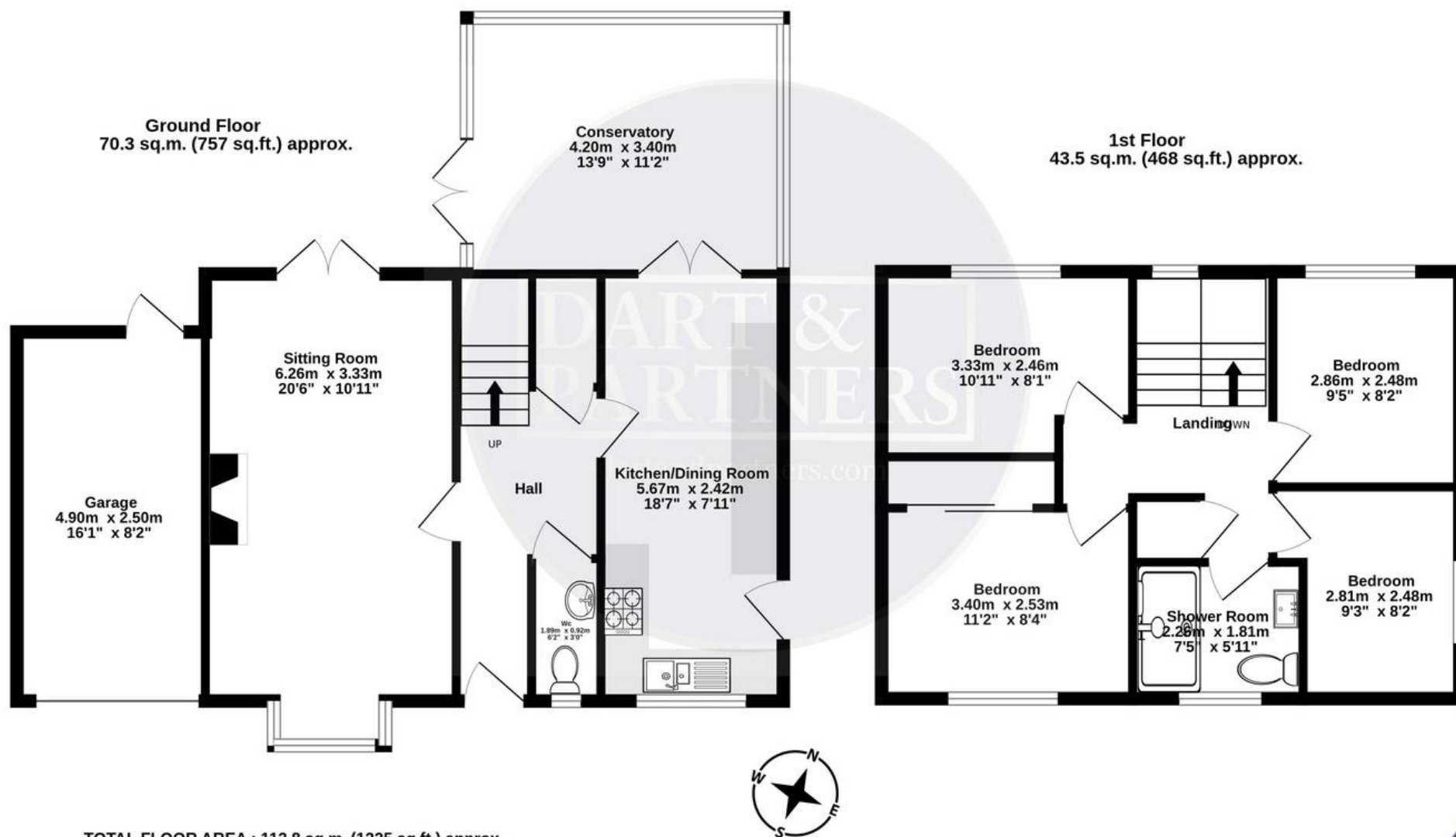
FAMILY SHOWER ROOM

With obscure uPVC double glazed window to front. Modern white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, large walk in shower enclosure with mains fed shower including rainfall head, glazed shower screen, chrome ladder heated towel rail.

OUTSIDE

To the front the garden is predominantly laid to lawn. A block paved driveway provides PARKING for approximately three vehicles ahead of the GARAGE with metal up and over door, power and light. A pathway extends to the side of the property and gives access to the rear via a timber gate. To the rear there is a generously sized paved patio providing a fantastic entertaining or relaxation space. The main area of garden is predominantly laid to lawn bordered by decorative chippings and well stocked flower beds. Timber arbour seating area. A glazed timber door gives access to the rear of the garage.





TOTAL FLOOR AREA : 113.8 sq.m. (1225 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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