

Orchard Gardens, **Dawlish**, EX7 9HE

NO ONWARD CHAIN. A well presented 3-bedroom end terrace situated in a convenient location Close to the Town Centre, amenities, transport links and beaches. The property benefits from the potential to create parking (subject to permissions being granted), gas central heating, uPVC double glazed windows and pleasant views back over Dawlish town towards the sea from the upstairs bedroom.

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

£225,000

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FRONT DOOR

uPVC double glazed front door into vestibule.

VESTIBULE

A multi glazed door leading into:

HALLWAY

Stairs to first floor landing, radiator, under stairs storage cupboard and door to:

LOUNGE

3.68m x 3.36m (12'1" x 11'0")

uPVC double glazed box bay window to the front aspect, feature fireplace with tiled surround and wooden mantle over. Radiator and picture rail.

KITCHEN/DINING ROOM

5.19m x 3.43m (17'0" x 11'3")

A selection of eye level and base units with roll top work surfaces over, stainless steel sink and drainer with mixer tap. Spaces for cooker, fridge and washing machine. uPVC double glazed door and windows looking out to the rear garden, radiator and storage cupboards to the dining area.

FIRST FLOOR LANDING

Stairs to first floor landing, uPVC double glazed window to the side aspect, access to loft space and door to:

BEDROOM 1

3.68m x 3.30m (12'1" x 10'10")

uPVC double glazed box bay window to the front aspect with pleasant views over Dawlish and towards the sea, radiator and picture rail.

BEDROOM 2

3.43m x 3.10m (11'3" x 10'2")

uPVC double glazed window to the rear aspect overlooking the garden, radiator and picture rail.

BEDROOM 3

2.33m x 1.78m (7'8" x 5'10")

Dual aspect uPVC double glazed windows to the side and the front with pleasant views over Dawlish town and towards the sea, radiator and picture rail.

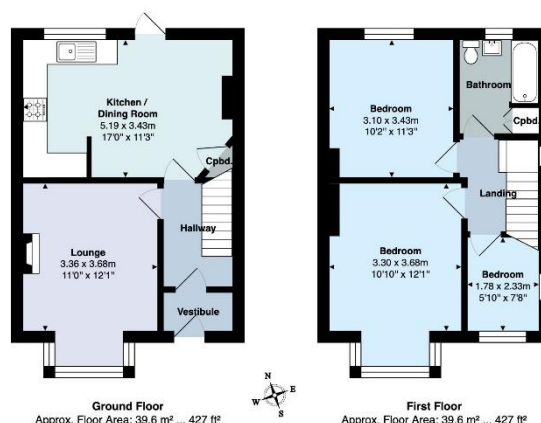
BATHROOM

A white suite comprising panelled bath with thermostatic shower over, low level WC and pedestal wash hand basin. Storage cupboard, electric wall heater and uPVC obscure double-glazed window to the rear.

OUTSIDE

The front garden is mostly laid to lawn with a path leading to the front door. A separate gate allows access to the side of the property, shed and pedestrian access to the rear garden. The enclosed rear garden contains an outhouse, utility/store room housing combination boiler and tumble dryer, with further shed towards the top of the

garden. In addition, the garden benefits a lawn, patio area and water tap.



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