

Clovelly Rise, **Dawlish**, EX7 9RP

A detached 2 bedroom home set in a popular location on the award winning Oakland Park Development. the property benefits from a garage, garden and ground floor cloakroom.

FREEHOLD, COUNCIL TAX BAND - C, EPC - B.

£315,000

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**FRASER & WHEELER**

## **OPEN COVERED PORCHWAY TO FRONT DOOR:**

### **ENTRANCE HALL**

Radiator, stairs leading to the first floor, coved ceiling and doors to:

### **CLOAKROOM**

Modern suite comprising WC, wash hand basin, radiator, extractor fan and fuse box.

### **KITCHEN**

Modern matching base and eye level units, roll top work surfaces, stainless steel sink with drainer and mixer tap, plumbing for a washing machine and slimline dishwasher, induction hob, eye level oven, fridge/freezer, single breakfast bar, radiator, hatch to the sitting room and uPVC double glazed window looking onto the front courtyard garden.

### **LOUNGE/DINING ROOM**

L shaped room. A lovely light room with uPVC double glazed window and doors leading to the rear garden, radiator, wall light points and coved ceiling.

### **FIRST FLOOR LANDING**

uPVC double glazed window to the front, radiator, large storage cupboard, hatch to the loft space, further cupboard housing the central heating boiler and doors to:

### **BEDROOM 1**

uPVC double glazed window to the rear and radiator.

### **BEDROOM 2**

uPVC double glazed window to the rear, radiator and fitted wardrobe.

### **MODERN SHOWER ROOM**

A beautifully presented suite comprising walk in shower enclosure, wash hand basin and WC set in fitted units with display shelf over, feature radiator and uPVC double glazed window to the front.

### **OUTSIDE**

The property is accessed from the front via a gate leading into a private courtyard garden with a storage cupboard. To the rear is a wrap around garden with a decked seating area, lawn (artificial grass) and pond leading to a terraced garden. The garden contains established plants, fruit trees and shrubs. Separate steps lead to a door to the back of the garage (power & light connected) and a rear gate giving access to the communal parking area off Oakland Drive.

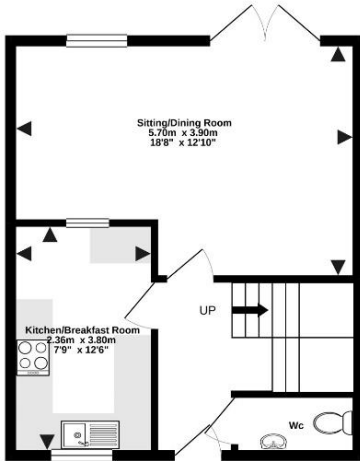
### **GARAGE**

Light and power connected, modern door, eaves storage.

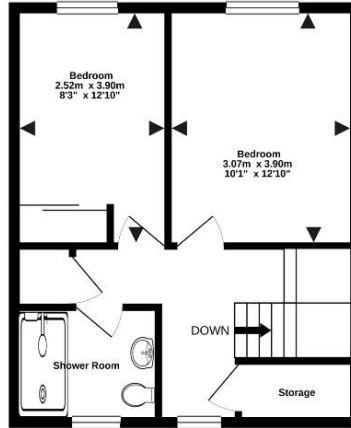




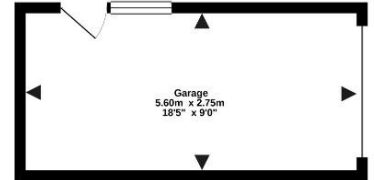
**Ground Floor**  
38.7 sq.m. (416 sq.ft.) approx.



**1st Floor**  
37.9 sq.m. (408 sq.ft.) approx.

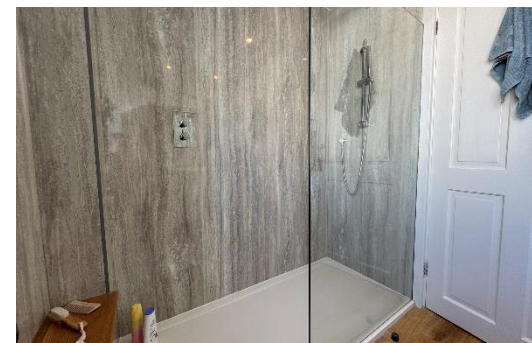
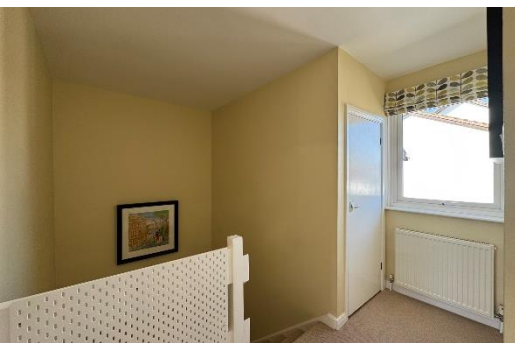


**Garage**  
15.4 sq.m. (166 sq.ft.) approx.



**TOTAL FLOOR AREA : 92.0 sq.m. (990 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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