

Underwood Close, **Dawlish**, EX7 9RY

Superbly presented detached bungalow situated in a highly regarded cul-de-sac offering good access to Dawlish and Teignmouth with regular public transport running nearby. The property has been updated by the current owners and offers; spacious reception hall, living room, kitchen/breakfast room, conservatory/dining room, two bedrooms, en suite bathroom, shower room, attractive, easy garden, double garage and parking.

Tenure: Freehold. Council Tax Band: D EPC: C

£430,000

01626 862379

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**FRASER & WHEELER**

This superbly presented detached bungalow has been thoughtfully improved and maintained by the current owners, creating a comfortable, low maintenance home. During their ownership they have fitted a new kitchen and replaced the suites in the shower room and en suite bathroom, in addition they have purchased solar panels which significantly reduce the running costs. The property offers a large garage which incorporates a utility area and has also been fitted with an extra high door to allow access for taller vehicles. The gardens have been attractively designed with planting deigned to keep maintenance manageable.

Underwood Close is a well regarded cul de sac of detached houses and bungalows situated less than a mile from the town centre, sea front and railway station. It is particularly well served by regular bus services which run close by.

### **Accommodation**

uPVC double glazed front door to;

### **Conservatory/Dining Room**

**6.16m x 2.16m (20'3" x 7'1")**

Enjoying some views of the sea in the distance and being finished with tiled flooring and built in storage cupboards. Internal window and door to the sitting room. Door to;

### **Hall**

A spacious hallway with built in storage cupboard and doors to;

### **Sitting Room**

**5.14m x 3.63m (16'10" x 11'11")**

Feature fireplace with electric fire, built in bookcase including glass fronted display cabinets, wall lights and door to;

### **Kitchen/Breakfast Room**

**3.64m x 3.58m (11'11" x 11'9")**

Fitted with a modern range of cupboard and drawer units with built in electric oven and induction hob. Wall mounted gas boiler, window overlooking the rear garden and door to the side.





### Bedroom 1

**3.98m x 3.64m (13'1" x 11'11")**

A comfortable double room with walk-in wardrobe and window overlooking the rear garden. Door to;

### En Suite Bathroom

Fitted with a white suite comprising panelled bath, vanity wash hand basin and WC. Opaque window.

### Bedroom 2

**3.64m x 2.38m (11'11" x 7'10")**

Window overlooking the rear garden.

### Shower Room

Fitted with a white suite comprising shower enclosure with electric shower, vanity wash hand basin and WC. Opaque window.

### Outside

To the front of the property is an attractive

area of garden stocked with a variety shrubs. A driveway provides parking for two vehicles and leads to;

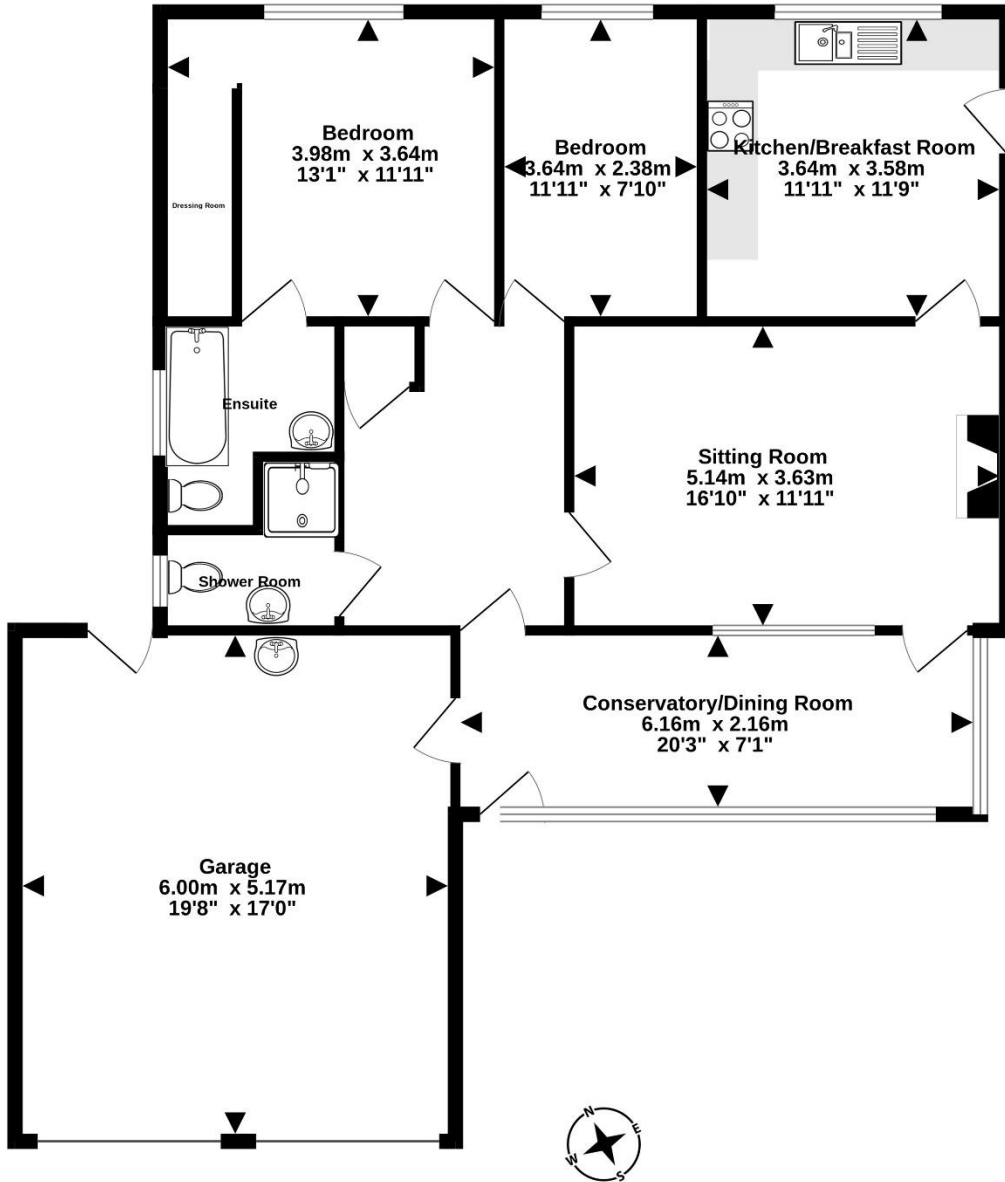
### Double Garage

**6.00m x 5.17m (19'8" x 16'12")**

Fitted with two electric roller doors, one of increased height to accommodate a taller vehicle. Power points, lighting, plumbing for washing machine, courtesy door to the conservatory and door to the rear garden. A path to the side of the property leads to the level rear garden which has a raised, decked seating area, small area of lawn and vegetable patch as well as shrub borders.



**Ground Floor**  
**116.0 sq.m. (1249 sq.ft.) approx.**



**TOTAL FLOOR AREA : 116.0 sq.m. (1249 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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19 Queens Street, Dawlish, Devon, EX7 9HB  
 Telephone: 01 626 862379  
 Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)  
[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)



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