

Vicarage Gardens, **Dawlish**, EX7 9BY

Backing onto a brook and with an abundance of wildlife at the foot of the garden, this deceptively spacious detached house enjoys an idyllic setting close to beautiful countryside yet still within easy reach of the town centre and beach. Well presented accommodation arranged over three floors with gas central heating and uPVC double glazing.

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

£435,000

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Accommodation

uPVC double glazed front door to;

Reception Hall

Stairs to the first and lower ground floors, doors to;

Cloakroom

Fitted with a white suite comprising wash hand basin and WC. Heated towel rail and opaque window.

Living Room

5.69m x 3.65m (18'8" x 11'12")

A bright, spacious room with large picture window enjoying a delightful aspect to the rear.

Kitchen/Dining Room

5.69m x 3.15m (18'8" x 10'4")

Fitted with a range of modern cupboard and drawer base and wall units with integrated dishwasher and gas point for cooker. Two windows to the front aspect. Door to;

Utility

1.86m x 1.67m (6'1" x 5'6")

Plumbing for washing machine and door to the side.

First Floor Landing

Window with a pleasant outlook to the side aspect, access to loft space, doors to;

Bedroom 1

3.92m x 3.65m (12'10" x 11'12") plus wardrobe

Delightful view to the rear aspect, walk-in wardrobe, door to;

En Suite

Fitted with a shower cubicle with rainhead shower, vanity wash hand basin and WC. Heated towel rail.

Bedroom 2

3.35m x 2.87m (10'12" x 9'5")

Pleasant outlook to the front aspect

Bedroom 3

3.18m x 2.25m (10'5" x 7'5")

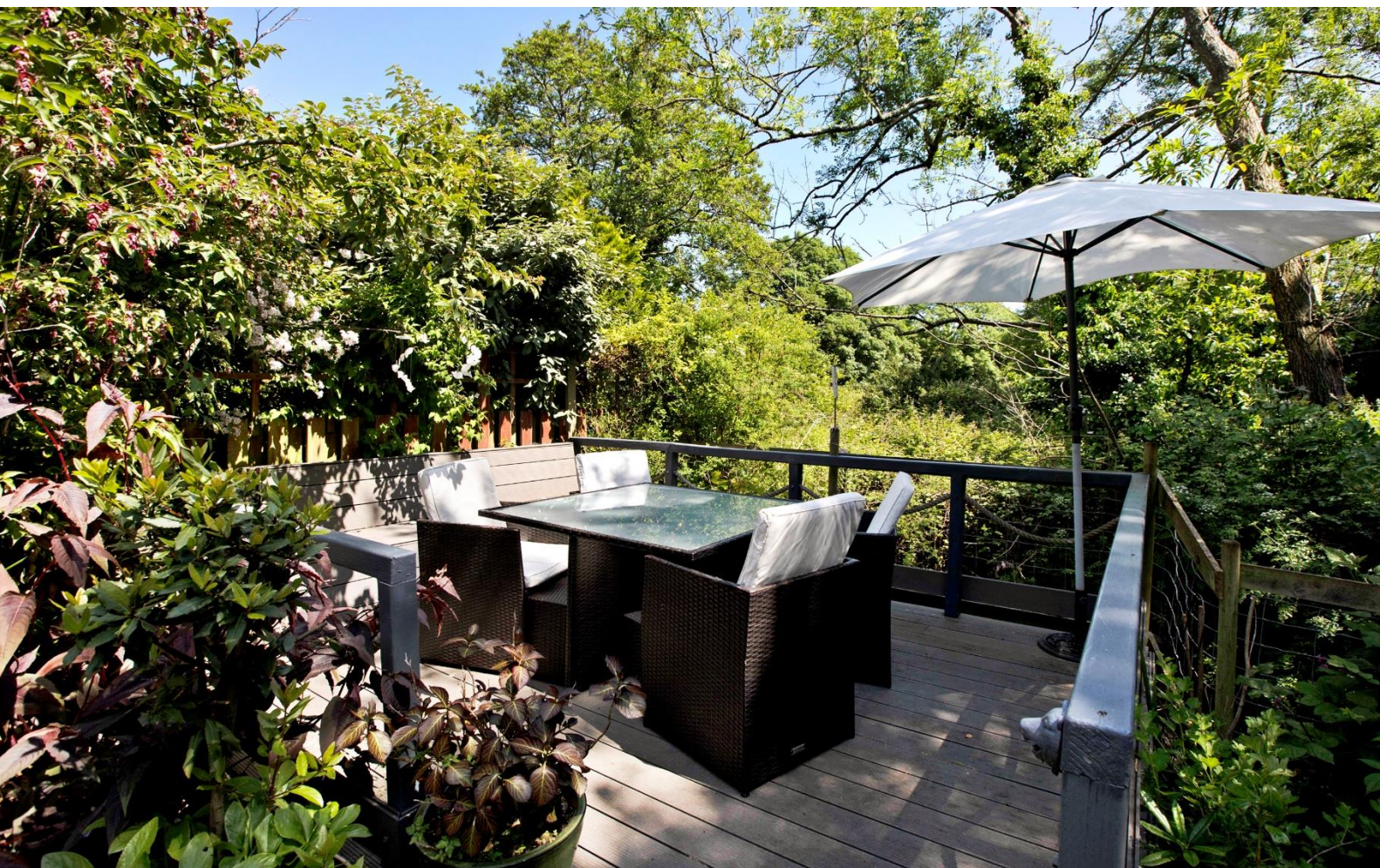
Pleasant outlook to the front aspect.

Bathroom

Fitted with a white suite comprising....

Lower Ground Floor

Stairs from the hallway lead directly down to;





Study/Bedroom

5.70m x 3.65m (18'8" x 11'12")

A versatile space suitable for a variety of purposes such as an occasional bedroom, study or garden room. Door directly to the garden and double doors to;

Conservatory

3.86m x 3.13m (12'8" x 10'3")

Overlooking the rear garden and with French doors opening onto the garden.

Outside

To the front of the property is hardstanding parking for two vehicles and a small flowerbed.

Garage

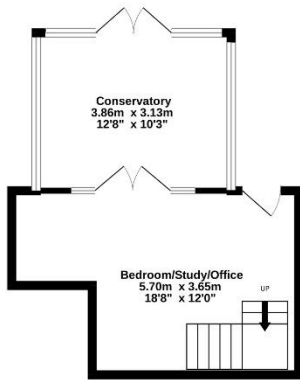
5.44m x 2.64m (17'10" x 8'8")

Up and over door, power point and light.

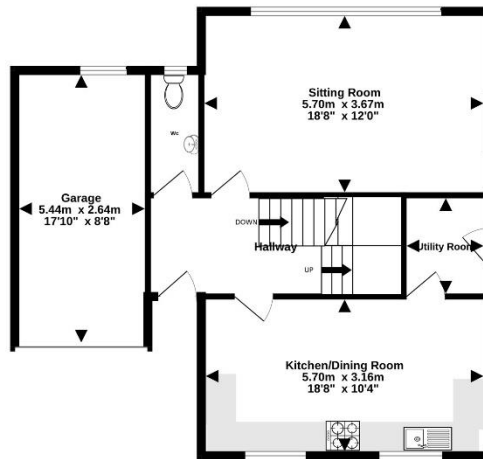
The rear garden is an absolute delight, backing onto a brook and with mature trees and shrub borders. It is level and laid mainly to lawn with two seating areas, one of which is adjacent to the brook, ideal for relaxing next to the running water.



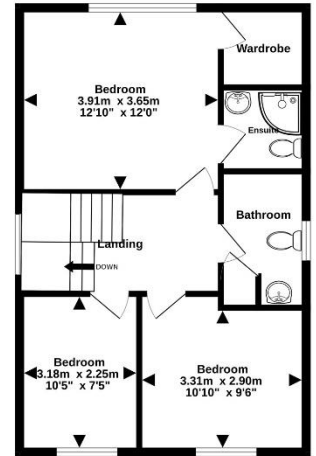
Lower Ground Floor
30.0 sq.m. (323 sq.ft.) approx.



Ground Floor
69.3 sq.m. (746 sq.ft.) approx.



1st Floor
50.0 sq.m. (539 sq.ft.) approx.



TOTAL FLOOR AREA : 149.4 sq.m. (1608 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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