

Oakland Drive, Dawlish, EX7 9RN



Individual bungalow enjoying a peaceful setting on the fringes of a well regarded development close to bus services offering easy access to the town centres of Dawlish and Teignmouth. The property offers spacious accommodation and a lovely sunny garden, as well as a garage and parking space. Reception Hall, Living/Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms, Level Garden, Garage & Parking

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

£350,000

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FRASER & WHEELER

Offering a quiet, tucked away setting in a traffic free environment, this extended bungalow also benefits from a level location and offers scope for the new owner to update to their own taste.

Situated about half a mile from the town centre and sea front with regular bus services just a few yards away, there is easy access to a range of shops and eateries, the health centre, railway station and the beach. Oakland Park incorporates an area of green parkland with protected mature trees, ideal for strolling and dog walking.

Accommodation

Covered entrance porch with front door and glazed side panel to;

Reception Hall

Night storage heater, storage cupboard and doors to;

Sitting/Dining Room

5.37m x 5.01m (17'7" x 16'5")

A spacious room with feature stone fireplace, night storage heater and picture window and patio doors onto the rear garden. Door to Bedroom 1 and door to;

Kitchen/Breakfast Room

4.99m x 4.89m (16'4" x 16'1") maximum

An irregular shaped room fitted with a range of cupboards and drawer base and wall units, built in electric eye level oven and electric hob, plumbing for washing machine, space for fridge freezer, two built in cupboards, uPVC double glazed windows to the front aspect and door to the side.

Bedroom 1

4.32m x 3.80m (14'2" x 12'6")

Fitted wardrobe, uPVC double glazed window overlooking the rear garden, night storage heater, door to;

En Suite Bathroom

Finished with fully tiled walls and flooring and fitted with a corner bath, walk in shower enclosure with electric shower, pedestal wash hand basin and low level WC. Heated towel rail, opaque window.

Bedroom 2

3.63m x 3.58m (11'11" x 11'9")

Built in wardrobe, night storage heater, uPVC double glazed window over looking the rear garden.





Bedroom 3

3.18m x 2.57m (10'5" x 8'5")

Night storage heater, window to the front aspect with deep display sill.

Bathroom

Fitted with a coloured suite comprising bath with electric shower over, pedestal wash hand basin and low level WC. Tiled walls and opaque window.

Outside

To the front and side is a small area of open plan garden. The level rear garden enjoys a sunny aspect and a high degree of privacy which can be enjoyed from the paved patio which leads up to the lawn with established shrub borders and mature trees.

At the foot of the garden a gate provides access to the hardstanding parking space and adjacent single garage. To the right hand side of the property is a pedestrian lane.

Garage

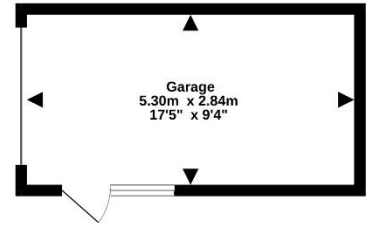
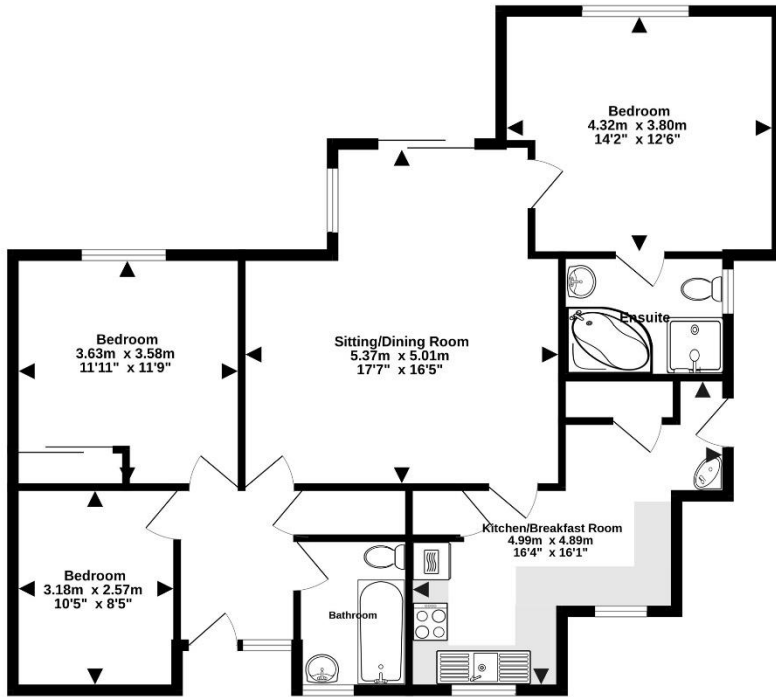
5.30m x 2.84m (17'5" x 9'4")

Up and over door, window and door to side.



Ground Floor
91.3 sq.m. (983 sq.ft.) approx.

Garage
15.1 sq.m. (162 sq.ft.) approx.



TOTAL FLOOR AREA : 106.4 sq.m. (1145 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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