

Oakland Drive, Dawlish, EX7 9RN



A three bedroom home set in a sought after location within the Oakland Park development. The property has a kitchen, large lounge/diner, downstairs wet room/W.C, conservatory, 3 good sized bedrooms, bathroom, garage, pleasant front and rear gardens. The house benefits from uPVC double glazing. freehold, council tax band - C, EPC - E.

£280,000

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FRASER & WHEELER

FRONT DOOR TO:

ENTRANCE PORCH:

Meter box; hanging rail; part glazed door opening to:

ENTRANCE HALL:

Telephone point; smoke alarm; night storage heater; storage space under stairs; stairs rising to first floor; door to...

SHOWER ROOM

Fully tiled wet room electric shower; low level WC; wall mounted wash hand basin; wall mounted electric heater; obscure glazed window to front

LOUNGE/DINING ROOM

6.58m x 3.50m (21'7" x 11'6")

uPVC double glazed sliding patio door opening onto rear garden, 2 night storage heaters; uPVC double glazed window to side aspect with deep display sill; further uPVC double glazed window to front aspect; door to:

KITCHEN

2.95m x 2.57m (9'8" x 8'5")

Stainless steel sink and drainer unit with storage cupboard below; a further range of matching base and eye level storage units with complimenting roll edge work surfaces and drawers; cooker with extractor hood over; space for tall standing fridge freezer; space and plumbing for washing machine; uPVC part obscured glazed door opening into:

CONSERVATORY

2.95m x 2.38m (9'8" x 7'10")

Tiled floor and uPVC double glazed windows and doors to the rear garden.

FIRST FLOOR LANDING

Loft access; smoke alarm; door to:

BEDROOM 1

3.50m x 3.48m (11'6" x 11'5") MAX

uPVC double glazed window to rear aspect overlooking the garden and views towards the sea; fitted wardrobe with hanging rail and shelving space; telephone point

BEDROOM 2

3.53m x 3.00m (11'7" x 9'10")

uPVC double glazed window to front aspect; night storage heater

BEDROOM 3

2.92m x 2.00m (9'7" x 6'7")

uPVC double glazed window to front aspect; night storage heater; part sloping ceiling

BATHROOM

Coloured suite comprising panelled bath with tiled surround; pedestal wash hand basin; low level WC; shaving point; uPVC obscure double glazed window to rear; airing cupboard with slatted shelving and hot water cylinder.

OUTSIDE

Front garden is laid to lawn with flower and shrub borders, an adjacent pathway leads to front door; the rear garden benefits from a good degree of sunlight and privacy and is also mainly laid to lawn with large flower borders and patio area; mature shrubs and trees; a pathway leading to a timber pedestrian gate providing rear access and side door to GARAGE with power, light and electric up and over door.



Ground Floor



First Floor

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