

Orchard Close, **Dawlish**, EX7 9SH



Situated just off the town centre at the end of a private close is this 3 bedroom detached house. The property benefits from parking, front and rear gardens, conservatory, solar panels (leased), lovely views to the front with a southerly aspect and no onward chain. FREEHOLD, COUNCIL TAX BAND - D (Improvement indicator - YES) - EPC - B.

£325,000

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FRONT DOOR TO:**ENTRANCE HALL**

Stairs leading to the first floor and doors to the principal rooms:

SITTING ROOM

Coved ceiling radiator and door leading to the conservatory

CONSERVATORY

With a southerly aspect and views over the town, uPVC double glazed windows and double doors lead to the front garden.

KITCHEN/DINING ROOM

Base and eye level units with worksurfaces over, fitted hob and oven, sink unit, breakfast bar, radiator, uPVC double glazed windows and door leading to the rear garden.

Door to:

UTILITY ROOM

Modern base units with wood worksurfaces over, Belfast style sink unit, plumbing for an appliance and wall mounted gas central heating boiler, storage cupboard, door to the rear garden and half glazed door leading to:

CLOAKROOM

WC, wash hand basin, heated towel rail and window to the rear.

FIRST FLOOR LANDING

Window to the side and doors to:

BEDROOM 1

Radiator, fitted wardrobes to one wall and window to the front of the property with a southerly aspect and views over the town.

BEDROOM 2

Window to the rear and radiator.

BEDROOM 3

Window to the front again with a lovely view, radiator and storage cupboard.

SHOWER ROOM

A modern shower room Comprising shower enclosure with glass screen and electric shower, pedestal wash hand basin, WC and heated towel rail. Window to the rear of the property.

OUTSIDE

To the front of the property is a hard standing driveway with steps leading to the front door and conservatory, decorative gravelled seating area with southerly aspect. To the rear of the property is a raised garden laid to decorative gravel for ease of maintenance and a good size shed.

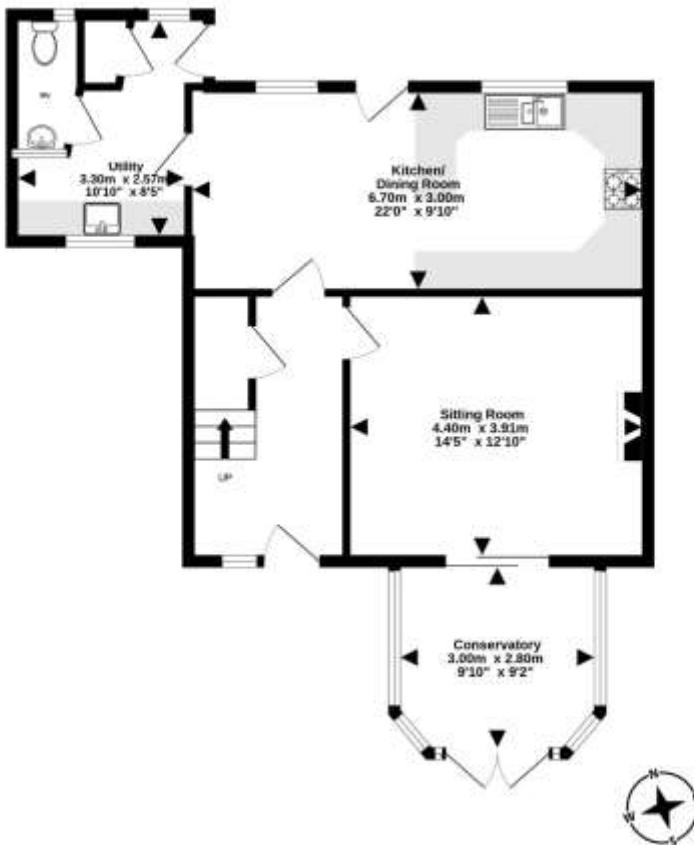
AGENTS NOTE

Council Tax Band Improvement indicator - YES. If the property has been improved or extended since it was placed in a Council Tax band, a Yes will be shown. If a Yes is shown, the band will be reviewed and may increase following the sale of the property.

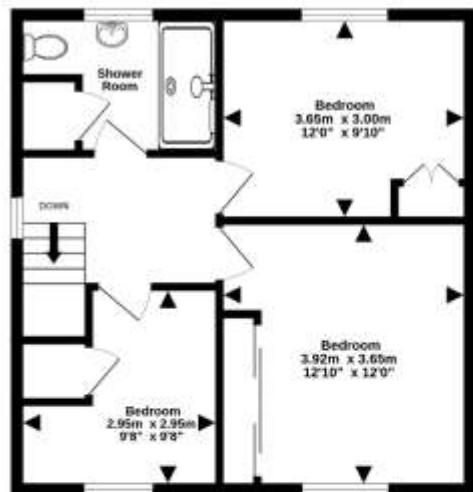




Ground Floor
62.8 sq.m. (676 sq.ft.) approx.



1st Floor
45.6 sq.m. (491 sq.ft.) approx.



TOTAL FLOOR AREA : 108.5 sq.m. (1166 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements at doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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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