



- DETACHED BUNGALOW IN POPULAR RESIDENTIAL AREA
- CONVENIENTLY SITUATED JUST OUTSIDE OF THE TOWN
- LIVING ROOM DINER
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- FRONT AND REAR GARDENS
- GARAGE AND PARKING

Summerhayes, Dawlish, EX7 9SJ

Asking Price £280,000

Offered with **NO ONWARD CHAIN** is this delightful two bedroom detached bungalow situated in a popular residential area just outside the town centre, close to bus routes and all local amenities. Accommodation briefly comprising; living room diner, fitted kitchen, two double bedrooms, family shower room, front and rear gardens, integral garage, driveway parking. An internal viewing comes highly recommended to appreciate the wonderful accommodation on offer.



Property Description

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Obscure glazed uPVC front door leads into...

RECEPTION HALL

Doors to principal rooms. Radiator, telephone socket, power points, loft access.

AIRING CUPBOARD

With small radiator and timber slatted shelving. Heater thermostat control.

LIVING ROOM

Two radiators, power points, television aerial connection point, uPVC sliding patio doors giving access to rear garden. Multi-paned glazed door through to...

KITCHEN

Dual aspect with uPVC double glazed windows to side and rear aspect, obscure uPVC double glazed rear door. The kitchen is fitted with a matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated eye level electric oven, four ring electric hob, tiled splash backs, space and plumbing for washing machine and fridge, radiator.

BEDROOM ONE

uPVC double glazed window to front, radiator, power points, television aerial connection point.

BEDROOM TWO

uPVC double glazed window to front, radiator, power points.





SHOWER ROOM

Obscure uPVC double glazed window to side aspect, Modern white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, large walk in shower with wall mounted electric Mira shower including rainwater head, radiator, vanity mirror.

OUTSIDE

To the front is a well stocked flower bed with an array of mature plants and shrubs. **DRIVEWAY PARKING** ahead of the **INTEGRAL GARAGE**. Timber side gate and pathway giving access to rear garden which is predominantly laid to lawn with two paved patio seating areas, perfect for alfresco dining or relaxing. Timber arbour with seating area. Timber shed. Greenhouse. Twin outside power points.

GARAGE

With metal up and over door, power and light, water tap, wall mounted gas meter and electric meter, wall mounted consumer unit, glazed timber side access door, wall mounted gas boiler supplying domestic hot water and gas central heating.

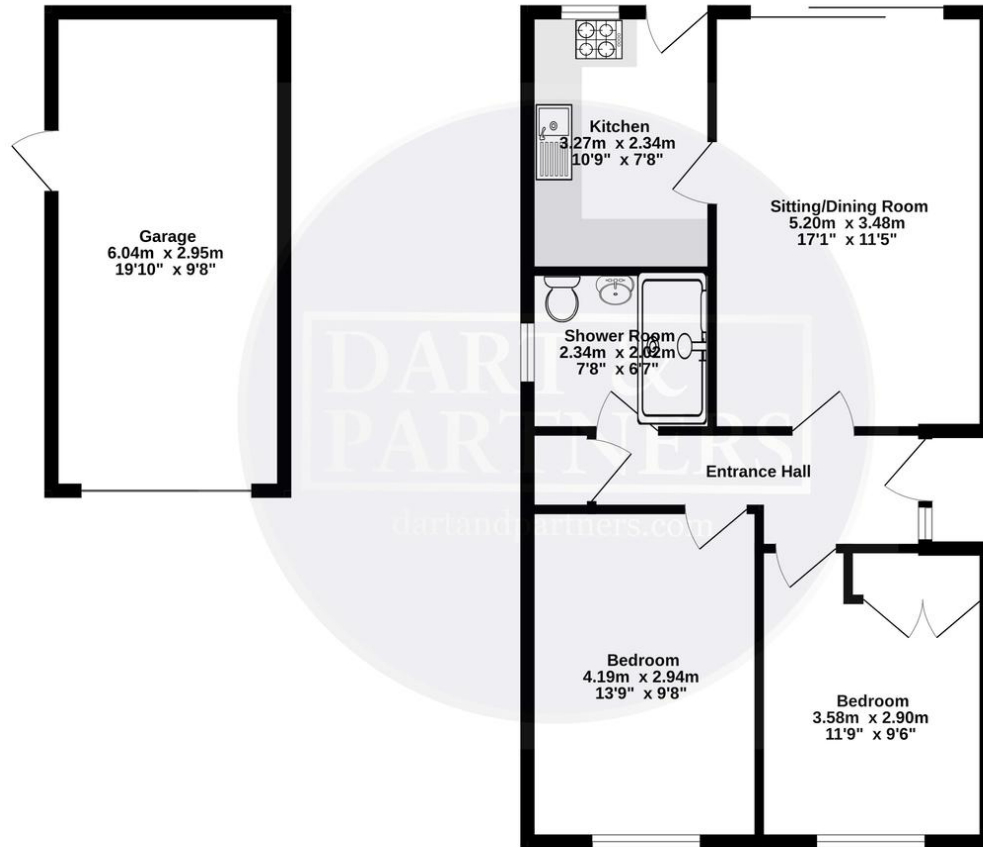
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C



Garage
17.8 sq.m. (192 sq.ft.) approx.

Ground Floor
59.7 sq.m. (643 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 77.5 sq.m. (834 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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