



- BEAUTIFULLY PRESENTED DETACHED BUNGALOW
- SITUATED IN A LEVEL POSITION ON FAVOURED CUL DE SAC
- RECEPTION HALL, TWO BEDROOMS
- FITTED KITCHEN, SITTING ROOM DINER
- CONSERVATORY
- FRONT AND REAR GARDENS
- GARAGE, DRIVEWAY PARKING
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

## Burch Gardens, Dawlish, EX7 0RE

Guide Price £375,000

Dart & Partners are excited to offer this beautifully presented two bedroom detached bungalow, situated in a level position within a favoured residential cul de sac of similar bungalows and benefiting from; reception hall, fitted kitchen, sitting room diner, conservatory, two double bedrooms, modern shower room, front and rear gardens, uPVC double glazing, gas central heating, garage, driveway parking.





## Property Description

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uPVC front door into...

### RECEPTION HALL

With doors to principal rooms. Radiator, power points, telephone socket. Loft access hatch. Cloaks cupboard with shelving and coat hanging rail.

### KITCHEN

uPVC double glazed window to front, matching range of shaker style wall and base units with timber effect roll top work surface over, inset one and a half bowl stainless steel sink drainer, double electric oven with gas powered hob and extractor fan above, space and plumbing for washing machine and fridge, radiator, power points, wall mounted gas boiler supplying domestic hot water and gas central heating.

### SITTING ROOM

uPVC double glazed window to rear, uPVC double glazed patio doors opening into **CONSERVATORY**. Two radiators, power points, television aerial connection point, fireplace with timber hearth and mantle.

### CONSERVATORY

With laminate flooring, radiator, power points. Door giving access to garden.







### SHOWER ROOM

Obscure uPVC double glazed window to front, white suite comprising close coupled WC, inset wash hand basin into vanity unit with roll top work surface, large walk-in shower, large walk-in shower with glazed shower screen, mains fed shower, tiled splash backs, radiator, vanity light with shaver socket.

### BEDROOM ONE

uPVC double glazed window to rear, range of built in wardrobes, radiator, power points.

### BEDROOM TWO

uPVC double glazed window to front, built in wardrobe with hanging rail and shelving, radiator, power points.



### OUTSIDE

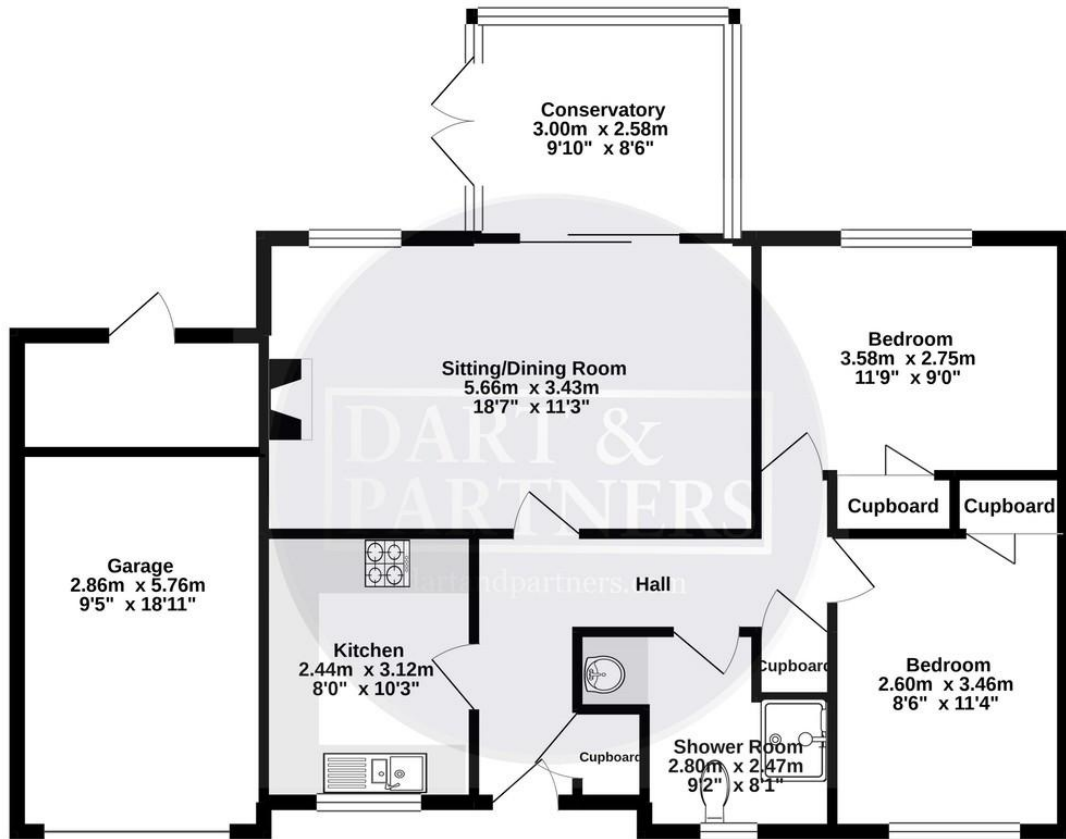
Outside there is an attractive front garden predominantly laid to lawn with well stocked flower beds. An attractive newly fitted resin driveway provides **PARKING** for two vehicles. Paved pathway giving access to front door. Block pavia pathway extending to both sides of the property giving access to rear garden via a pedestrian gate. Electric remote controlled garage door opens to an **INTEGRAL GARAGE** with power, light and water tap.



To the rear the attractive garden is predominantly laid to lawn, bordered by well stocked flower beds. Block pavia patio, perfect for alfresco dining or entertaining. Timber summer house/home office with power. Timber shed.

A useful dressing room has been created to the rear of the garage with hanging rail. Accessed via an obscure glazed uPVC door.

**Ground Floor**  
**86.3 sq.m. (929 sq.ft.) approx.**



**TOTAL FLOOR AREA : 86.3 sq.m. (929 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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MATERIAL INFORMATION - Subject to legal verification

Freehold  
 Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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