



- SPACIOUS DETACHED FAMILY HOME WITH FANTASTIC VIEWS
- RECEPTION HALL, SITTING ROOM
- KITCHEN/DINER, UTILITY ROOM
- FOUR BEDROOMS, MASTER EN-SUITE
- CLOAKROOM, FAMILY BATHROOM
- FRONT AND REAR GARDENS
- GARAGE AND DRIVEWAY PARKING
- CLOSE TO TOWN CENTRE AND AMENITIES

Orchard Close, Dawlish, EX7 9SH

Guide Price £450,000

Offered to the market for the first time since its construction is this fantastically spacious four bedroom detached family home, situated close to the town centre. Reception hall, sitting room, kitchen/diner, utility room, integral garage, cloakroom, four bedrooms, master en-suite, family bathroom, uPVC double glazing, gas central heating, front and rear gardens, driveway parking, fantastic views. Viewing highly recommended.





## Property Description

Obscure uPVC double glazed window and door leading into....

### RECEPTION HALL

Doors to principal rooms and stairs rising to first floor.  
Radiator, power points, telephone socket, useful understairs storage cupboard with coat hanging rail, door through to....

### SITTING ROOM

uPVC double glazed window to front enjoying a pleasant outlook across the town and over the rolling countryside beyond, two radiators, power points, TV aerial connection point, obscure glazed sliding doors open into....

### DINING ROOM

uPVC double glazed window to rear overlooking the rear garden, radiator, power points.

### KITCHEN

uPVC double glazed window to rear, matching range of wall and base units with roll top work surface over with matching breakfast bar, inset stainless steel sink drainer, space and plumbing for gas cooker and space for fridge freezer, tiled splashbacks, wall mounted gas boiler, power points, door through to....

### UTILITY ROOM

Matching wall and base units with roll top work surface over, inset stainless steel sink drainer, space and plumbing for washing machine, uPVC double glazed window and door giving access to rear garden, splashbacks, power points, door to....

### CLOAKROOM

Obscure uPVC double glazed window to side aspect, white suite comprising close coupled WC, inset wash hand basin into vanity unit, tiled splashbacks, mirrored vanity unit, door giving access to rear of garage.







### FIRST FLOOR LANDING

uPVC double glazed window to rear, radiator, power points, loft access hatch with pull-down ladder, double doors open to a generous airing cupboard with factory lagged hot water cylinder and slatted shelving.

### BEDROOM 1

uPVC double glazed window to front enjoying wonderful sea and countryside views, radiator, power points, fitted wardrobes, door through to....

### EN-SUITE SHOWER ROOM

uPVC double glazed window to rear. Coloured suite comprising low level WC, inset wash hand basin into vanity unit with storage cupboard beneath, shower enclosure with glazed door, mains fed shower, tiled splashbacks, radiator, mirrored vanity unit.



### BEDROOM 2

uPVC double glazed window to front enjoying similar outlook to that of bedroom 1, radiator, power points, an array of mirror fronted wardrobes providing plentiful storage.

### FAMILY BATHROOM

Obscure uPVC double glazed window to rear, coloured suite comprising low level WC, pedestal wash hand basin, panelled bath with mains fed shower above, folding glazed shower screen, tiled splashbacks, vanity unit and unit, radiator.



### BEDROOM 3

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

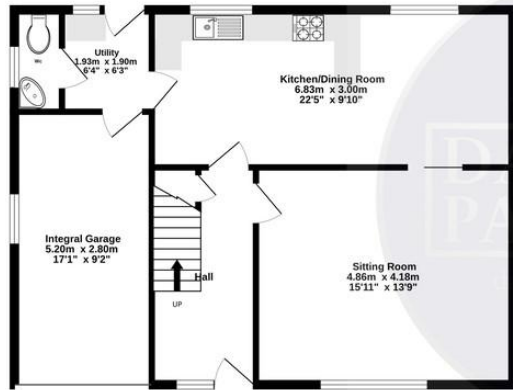
### BEDROOM 4

uPVC double glazed window to front enjoying similar outlook to that of bedrooms 1 & 2, radiator, power points, TV aerial connection point, built in wardrobe with hanging rail and shelving above. Please note this room is currently arranged as a TV room.

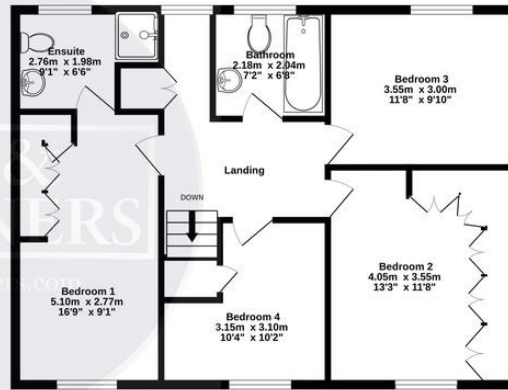
### INTEGRAL GARAGE

With metal up and over door, power and light. Useful bulk head storage area, wall mounted gas meter, uPVC obscure

Ground Floor  
66.9 sq.m. (720 sq.ft.) approx.



1st Floor  
67.1 sq.m. (722 sq.ft.) approx.



TOTAL FLOOR AREA : 134.0 sq.m. (1442 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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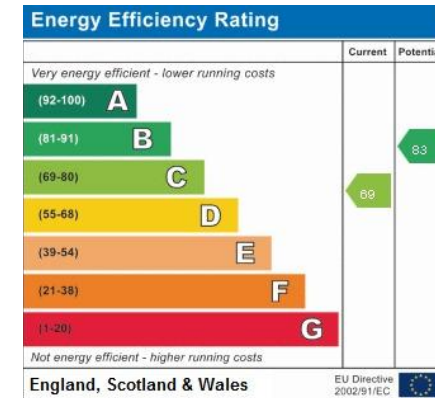
glazed window to side aspect, space and plumbing for washing machine.

**OUTSIDE**

To the front is driveway parking for three vehicles. The front garden is predominantly laid to lawn bordered by mature plants and shrubs. Side pathway giving access to rear garden on both sides. The rear garden is arranged over two levels, predominantly laid to lawn with some mature plants and shrubs. Useful metal storage shed. The rear garden is a perfect place to relax or enjoy al-fresco dining or entertaining.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band E



9 Queen Street, Dawlish, Devon,  
EX7 9HB

www.dartandpartners.com  
01626 862057  
property@dartandpartners.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements