



5 Pinewood Close, Dawlish, EX7 0AJ

Guide Price £495,000, Freehold

Detached Bungalow • Highly sought after cul-de-sac • Sea Views • Requiring Modernisation • Three Double Bedrooms • Large Frontage & Driveway for Multiple Vehicles • Garage • Private Unoverlooked Rear Garden • Scope to Extend Subject to Planning Consents • EPC - D

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Stepping into the entrance hallway, there is access to the loft space and there is plentiful storage with three double built in cupboards with hanging and shelving with overhead space, a further storage cupboard and an airing cupboard with shelving which also houses the hot water cylinder. Doors lead off to the principal rooms.

The living room is a generous space with large sliding patio doors opening onto the front garden enjoying sea views. There is a feature brick floor to ceiling fireplace with tiled hearth housing an electric fire. A door leads through to the separate dining room, also accessed from the hallway, which also enjoys a sea view and again gives access to the front garden through a glazed door. From the dining room, an archway flows through to the kitchen which can also be accessed from the hallway.

The kitchen is fitted with base units with worktop and tiled splashback. Two windows to the front offer sea views. There is an integrated electric oven and four ring electric hob. A built in storage cupboard houses the Worcester boiler. A door accesses the side path to the rear garden.

Three double bedrooms overlook the private unoverlooked rear garden. Two of which have built in storage.

The bathroom comprises bath with shower over, pedestal wash hand basin and low level WC with two obscure glazed windows to the side.

The expansive front garden offers sea views with a large area of level lawn with established borders and hedges. There is a large driveway to accommodate multiple vehicles in addition to the garage which has a courtesy door to the rear garden.

There is an outside tap to one side of the property and a pathway with wrought iron gate to the other side accesses the rear garden.

The extremely private and unoverlooked rear garden has a path the width of the property and a courtesy door into the garage.

There are two areas of level lawn with a pathway to the rear boundary.

The garden has fence and established hedge boundary.



Garage accommodating one vehicle with courtesy door to garage.

Ample driveway parking for multiple vehicles.



MEASUREMENTS:

Lounge 16' 2" x 15' 11" (4.92m x 4.85m), Dining Room 18' 3" x 8' 4" (5.56m x 2.53m), Kitchen 18' 9" x 9' 4" (5.72m x 2.84m), Bedroom 14' 1" x 11' 9" (4.29m x 3.58m), Bedroom 14' 1" x 9' 5" (4.29m x 2.86m), Bedroom 10' x 9' 8" (3.06m x 2.95m), Bathroom 9' 10" x 6' 4" (2.99m x 1.94m), Garage 16' 11" x 9' 1" (5.17m x 2.77m)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



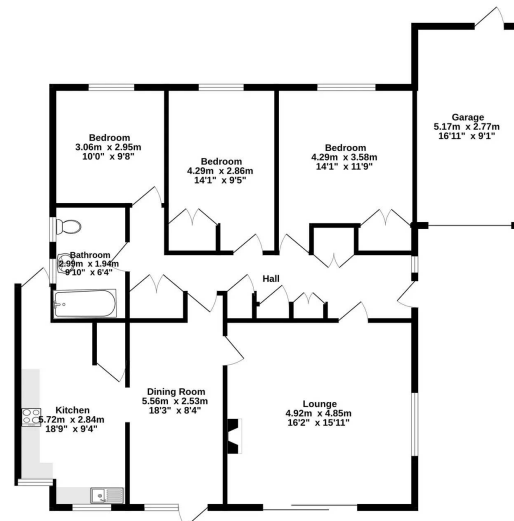
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Ground Floor
120.8 sq.m. (1301 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	79
(39-54)	E		
(21-38)	F		
(1-20)	G		

TOTAL FLOOR AREA: 120.8 sq.m. (1301 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, areas, levels or heights are not guaranteed and are approximate. All dimensions are given in meters and feet. The services, systems and appliances shown have not been tested and no guarantee is given for their operation.

