DART & PARTNERS
Established 1971

- SEMI DETACHED BUNGALOW ON A GENEROUS PLOT
- SITUATED IN A FAVOURED LOCATION
- CLOSE TO TOWN, BEACH AND AMENITIES
- MODERN FITTED KITCHEN
- LIVING ROOM DINER
- TWO BEDROOMS, BATHROOM
- CONSERVATORY
- FRONT AND REAR GARDENS
- PARKING AND GARAGE, SOLAR PANELS

Wychwood Close, Dawlish, EX7 0HR

Guide Price £299,500

A wonderful opportunity to purchase this lovely two bedroom semi-detached bungalow situated on a generous plot in a favoured location close to Dawlish town and all of its local amenities. The property has accommodation briefly comprising; reception hall, modern fitted kitchen, living room diner, two bedrooms, bathroom, conservatory, gardens, driveway parking, garage, uPVC double glazing, gas central heating. Owned solar panels (subject to legal verification).

Property Description

An early viewing comes highly recommended.

Obscure glazed uPVC front door into...

RECEPTION HALL

With doors to principal rooms. Radiator, power point, coat hanging hooks. Door opening to cupboard with timber shelving, further hanging hooks and utility meters.

KITCHEN

With uPVC double glazed window to side and matching uPVC door with obscure glazing giving access to side of property, matching range of Shaker style wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven and four ring hob with stainless steel extractor canopy above, tiled splash backs, space and plumbing for dishwasher and fridge freezer, power points.

LIVING ROOM DINER

With uPVC double glazed window to front aspect, radiator, power points, tiled hearth, television aerial connection point.

INNER HALLWAY

Door to storage cupboard with timber shelving.

BATHROOM

Obscure uPVC double glazed window to side, white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, panelled bath, mains fed shower including rainwater head, tiled splash backs, chrome ladder heated towel rail, large vanity mirror.

BEDROOM ONE

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

BEDROOM TWO

uPVC double glazed window and matching door giving access to CONSERVATORY, radiator, power points.

CONSERVATORY

With uPVC double glazed door giving access to rear garden, wall mounted electric heater.

OUTSIDE

The front garden is predominantly laid to artificial grass bordered by some mature plants and shrubs. DRIVEWAY PARKING AND UNDER COVER CAR PORT AREA. Outside water tap. The rear garden is predominantly laid to artificial grass bordered by mature plants and shrubs. Paved patio area perfect for alfresco dining or entertaining. To the base of the garden is a greenhouse and raised beds.

GARAGE

Single garage with metal up and over door, power and light, uPVC double glazed window to rear.

AGENTS NOTE

The boiler is installed in the loft space, installed in August 2018
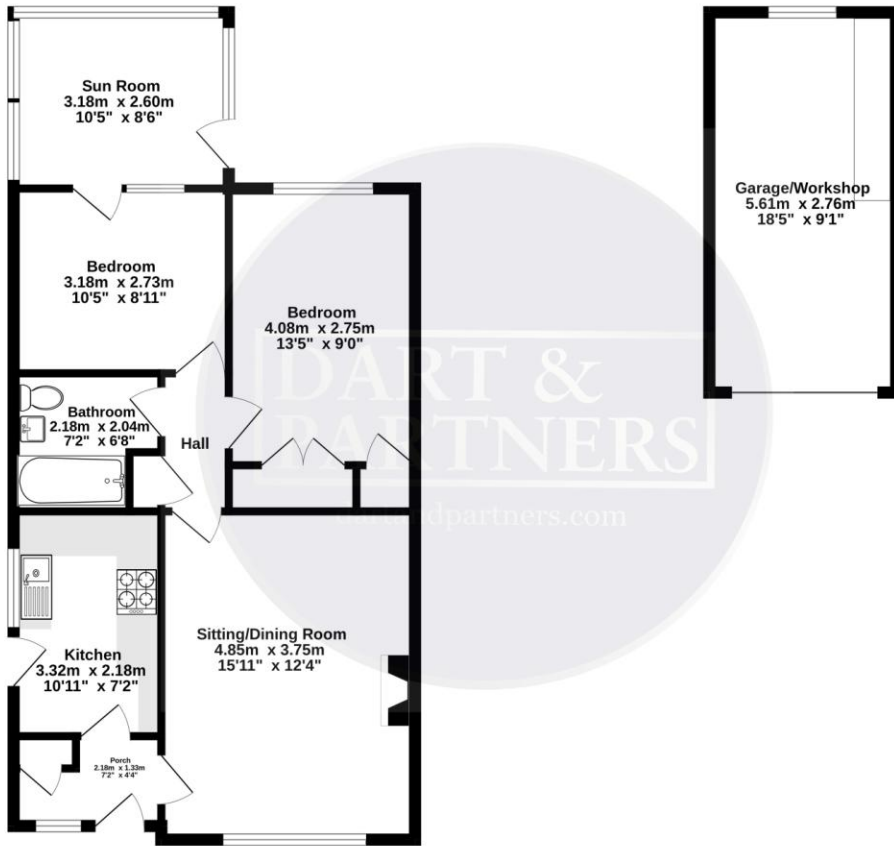
DISCLAIMER: SOLAR PHOTOVOLTAIC PANELS

We have been advised by the vendor that the property does have ten solar panels which are owned. Solar panels installed January 2023.
For further information please speak with the agent.
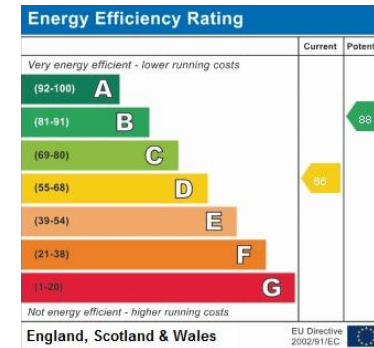
Ground Floor
64.4 sq.m. (693 sq.ft.) approx.

Garage/Workshop
15.5 sq.m. (167 sq.ft.) approx.

Sun Room
3.18m x 2.60m
10'5" x 8'6"

Garage/Workshop
5.61m x 2.76m
18'5" x 9'1"

Bedroom
3.18m x 2.73m
10'5" x 8'11"

Bedroom
4.08m x 2.75m
13'5" x 9'0"

Bathroom
2.18m x 2.04m
7'2" x 6'8"

Hall

Sitting/Dining Room
4.85m x 3.75m
15'11" x 12'4"

Kitchen
3.32m x 2.18m
10'11" x 7'2"

Porch
2.18m x 1.33m
7'2" x 4'4"

TOTAL FLOOR AREA : 79.9 sq.m. (860 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. Made with Metropix ©2023

DART & PARTNERS
dartandpartners.com

Prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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