



6 Olive Grove Dawlish Warren, Devon EX7 0SY



£195,000

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

This is a rare opportunity to purchase a spacious 2-bedroom retirement home, on a dedicated site for over 55's situated in a quiet residential park. The accommodation has a large living room, kitchen, shower room, conservatory and detached garage. With gas central heating, wrap around gardens, off-road parking and uPVC double-glazed windows and doors. The property is ready to be updated and delivers good value for money. The wrap-around gardens will be appealing to a keen gardener.



Full description

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Accommodation

PVCu double glazed main entrance door to:

Entrance Lobby:

Door to Kitchen. Wall mounted electric heater. Further door to:

Lounge/Dining Room:

This bright spacious room has a electric fire with a wooden surround on a marble-effect hearth, 2 wall lights, a picture light, a TV, a telephone, two radiators and windows to the front and side.

Kitchen:

Fitted with a range of base and wall units and a rolled edge work surface over. Inset single drainer, a stainless-steel sink, tiled splashback, electric cooker point, extractor hood, space for under counter fridge and freezer, radiator, breakfast bar, plumbing for a washing machine, lino flooring and within a large cupboard, the wall mounted central heating boiler. A further door leads to:

Conservatory:

A large, bright south facing conservatory with a door to the garden.

Inner Hall:

Wall mounted electric radiator. With doors to:

Bedroom 1:

A double bedroom with a window to the side, a radiator, with built-in wardrobes.

Bedroom 2:

A second double bedroom with a window to the rear aspect, radiator, with built-in wardrobes.

Shower Room:

Fitted with a white suite comprising a low level WC, pedestal wash hand basin with vanity unit and tiled splashback, a large walk-in shower and a modern heated towel radiator. There is an obscure window to the side.





Outside:

To one side of the property is a gravelled driveway, providing parking for two vehicles which leads to the Detached Garage with an Up & Over door. A separate door to the rear of the garage allows access to a workshop area, within the main garage. Gardens wrap around the home, which are laid out as wildlife gardens, vegetable beds, mature shrubs and lawn.

Leasehold:

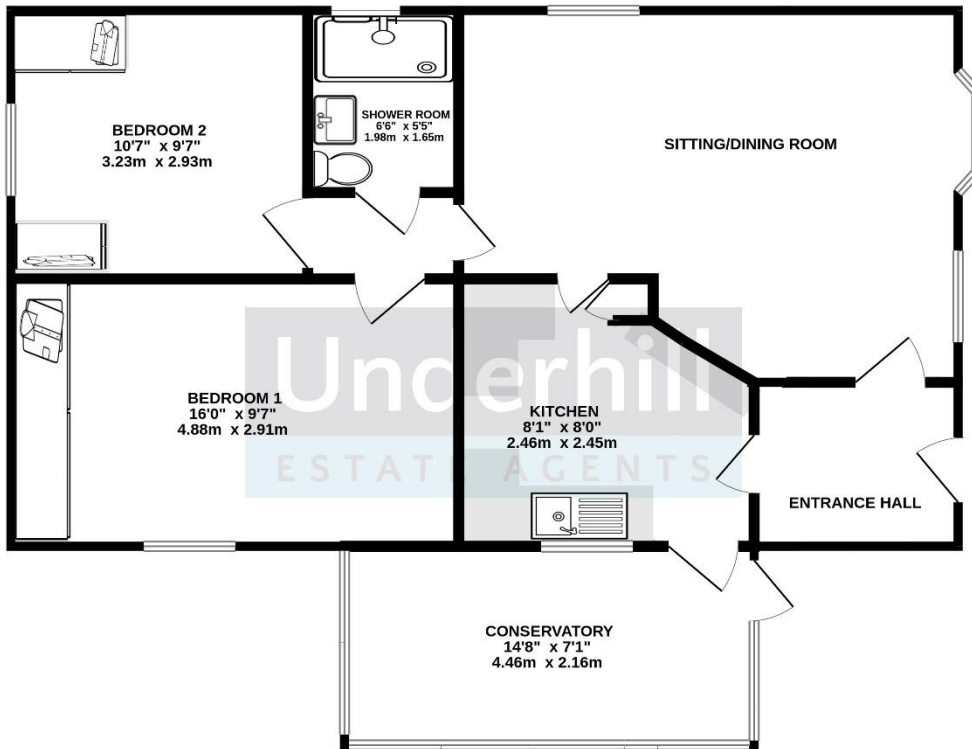
The property is subject to a ground rent of £145 per month
There are no restrictions on owners keeping pets.

A new Energy Performance Certificate is being obtained.

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.



GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) 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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