



- SITUATED CLOSE TO TOWN CENTRE
- FRONT AND REAR GARDENS
- THREE BEDROOMS
- SITTING ROOM AND SEPERATE DINING ROOM
- UTILITY ROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING

Orchard Gardens, Dawlish, EX7 9HE

£300,000

A wonderful three bedroom semi- detached property situated close to the town centre with a accomodation briefly comprising, Entrance Porch, Reception Hall, Sitting room, Dining room, Kitchen, Utility room, Cloak room, three Bedrooms, Bathroom, separate W.C, large Loft room, front and rear Gardens , UPVC double glazing and gas central heating.



Property Description

UPVC double glazed front door into ..

A wonderful three bedroom semi- detached property situated close to the town centre with a combination briefly comprising of Porch, Reception Hall, Sitting room, Dining room, Kitchen, Utility room, Cloak room, three Bedrooms, Bathroom, separate W.C, large Loft room, front and rear Gardens , UPVC double glazing and gas central heating.

ENTRANCE PORCH

Timber front door opening into ...

RECEPTION HALL

Doors to principle rooms and stairs rising to first floor, under stairs there is a wall mounted gas boiler supplying domestic hot water and gas central heating, power points, door through to ..

SITTING ROOM

With UPVC double glazed bay window to front, fire place, radiator, power points and television aerial connection point.

DINING ROOM

With UPVC double glazed window to rear, fire place, power points, radiator, door to storage cupboard with UPVC double glazed window to rear.

KITCHEN

With a range of wall and base units with roll top work surface over, inset stainless steel sink drainer, space for electric cooker and fridge and freezer, tiled splashbacks, power points.

UTILITY ROOM

With UPVC double glazed window to rear, roll top work surface with space and plumbing beneath for washing machine and tumble dryer, timber shelving, door to ..

CLOAK ROOM





With close couple W.C, UPVC double glazed window to rear.

First Floor Landing

BEDROOM ONE

With UPVC double glazed window to front, fire place, power points and radiator.

BEDROOM TWO

UPVC double glazed window to rear, fire place, power points and radiator.

BEDROOM THREE / OFFICE

With UPVC double glazed window to front, radiator and power points and stair case giving access to a large loft room.



BATHROOM

with UPVC double glazed window to rear, inset wash hand basin into vanity unit, free standing roll top bath, radiator.

W.C

With UPVC double glazed window to rear, close couple W.C.

LOFT ROOM

This large space offers huge potential and has 4 Velux windows (2 to the front and 2 to the rear) power and light.

OUTSIDE

The front garden has an array of mature plants and shrubs with pathway leading to the front door. Side path extends the full length of the property and gives access to the rear garden which offers a tranquil relaxing space, with a well stocked variety of mature plants and shrubs, a timber shed and raised deck seating area perfect for table and chairs which enjoys a predominately sunny aspect.

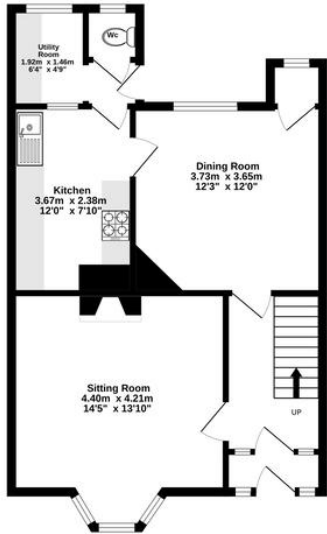


MATERIAL INFORMATION - Subject to legal verification

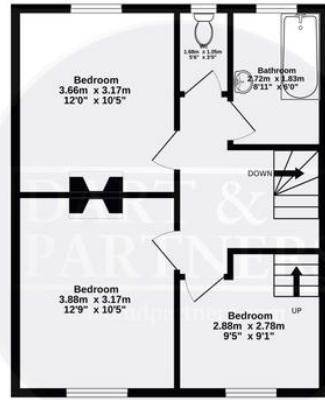
Freehold

Council Tax Band - C

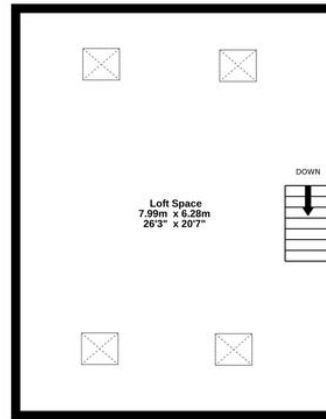
Ground Floor
51.4 sq.m. (553 sq.ft.) approx.



1st Floor
44.8 sq.m. (482 sq.ft.) approx.



2nd Floor
50.2 sq.m. (540 sq.ft.) approx.



TOTAL FLOOR AREA : 146.3 sq.m. (1575 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		



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