



**1a Hazelwood Drive, Dawlish Warren**

Guide Price £190,000





## 1a Hazelwood Drive

Dawlish Warren, Dawlish

Council Tax band: A

Tenure: Non-Traditional Tenure

- RESIDENTIAL PARK HOME SITUATED ON THE DESIRABLE BEECHWOOD SITE IN DAWLISH WARREN
- CLOSE TO AMENITIES AND BEACH
- DESIGNED FOR THE OVER 50'S
- RECEPTION HALL
- OPEN PLAN LIVING KITCHEN DINER
- TWO BEDROOMS
- BATHROOM
- DECKED SEATING AREA AND PARKING
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



Dart & Partners are delighted to bring to the market this three year old residential park home situated on the desirable Hazelwood site situated in Dawlish Warren and designed for the over 50's. The property has accommodation briefly comprising; reception hall, open plan living kitchen diner, two bedrooms, bathroom, decked seating area and parking, uPVC double glazing and gas central heating.

An early viewing comes highly recommended.

Obscure glazed uPVC front door into...

#### RECEPTION HALL

With doors to principal rooms. Radiator, power points.

#### BEDROOM ONE

With uPVC double glazed windows to front. Range of built in wardrobes, radiator, power points.

#### BEDROOM TWO

With uPVC double glazed window to rear. Built in wardrobe, radiator, power points.

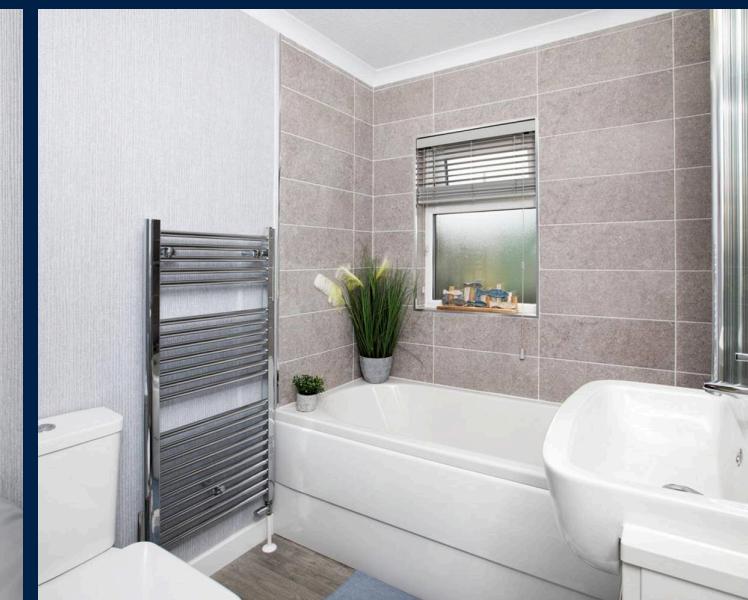
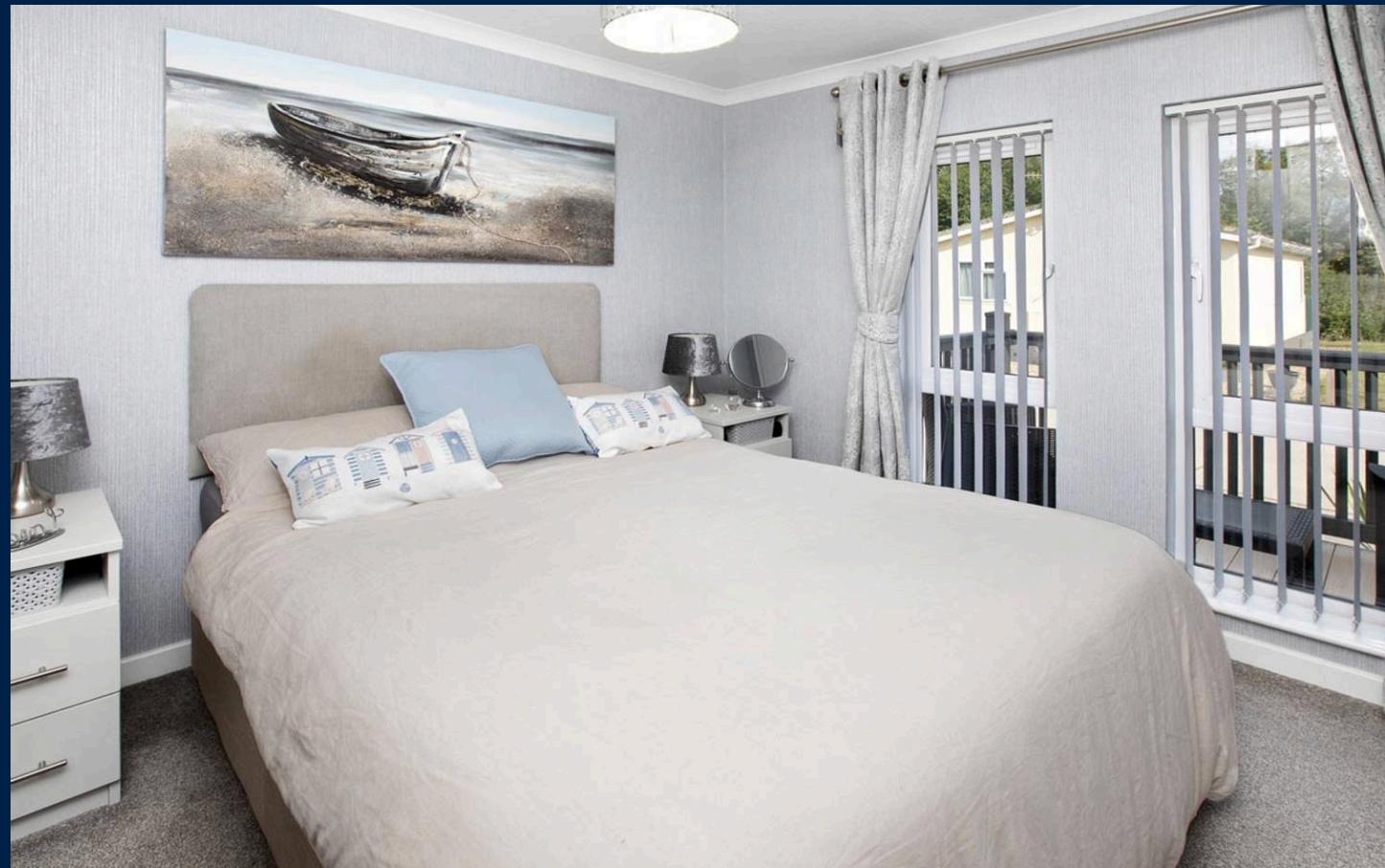
#### BATHROOM

Modern white suite comprising close coupled WC, inset wash hand basin set into vanity unit, panelled bath with mains fed shower, folding glazed shower screen, chrome ladder heated towel rail, vanity mirror.

Door to...

#### OPEN PLAN LIVING KITCHEN DINER

Dual aspect with uPVC double glazed windows to front and rear along with double doors opening onto BALCONY. KITCHEN AREA with modern range of matching wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated fridge freezer, integrated eye level gas oven, inset four burner gas hob with stainless splash back and extractor canopy above, matching upstands, power points, integrated washer dryer, useful





breakfast bar area with space beneath for dining stools, space for dining table and chairs, radiator. LIVING AREA with radiator, power points, TV aerial connection point, electric fire.

#### OUTSIDE

To the rear there is a generous composite decked seating area, perfect for alfresco dining with plenty of room for outside furniture. Garden store and shed.

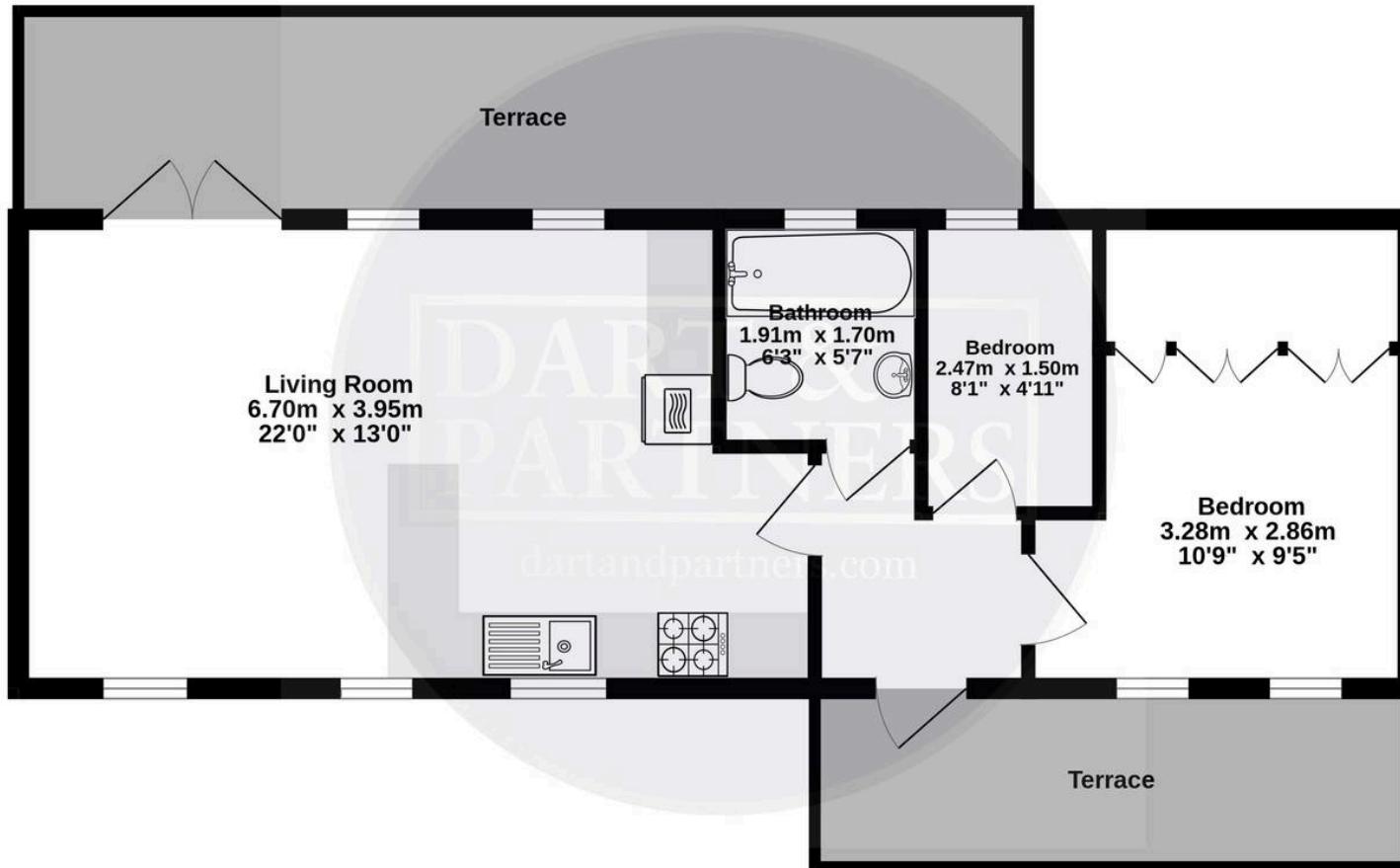
PARKING for one vehicle to the front.





## Ground Floor

46.2 sq.m. (497 sq.ft.) approx.



**TOTAL FLOOR AREA : 46.2 sq.m. (497 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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