



**5 Henty Close, Dawlish**

Guide Price £300,000





## 5 Henty Close

Dawlish, Dawlish

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- DETACHED BUNGALOW SITUATED IN A SOUGHT-AFTER LOCATION
- CLOSE TO THE BUS STOP, LEISURE CENTRE, TOWN AND OTHER AMENITIES
- ENTRANCE PORCH, HALLWAY
- LIVING ROOM DINER
- KITCHEN BREAKFAST ROOM
- SUN ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- DRIVEWAY PARKING, GARAGE
- FRONT AND REAR GARDENS
- CHAIN FREE



Dart & Partners are delighted to bring to the market this CHAIN FREE two bedroom detached bungalow situated in a sought-after location close to the bus stop, leisure centre, town and other amenities. The accommodation briefly comprises; entrance porch, living room diner, kitchen breakfast room, hallway, sun room, two double bedrooms, bathroom, driveway parking, garage and gardens.

An early viewing comes highly recommended.

Obscure uPVC front door opens into...

ENTRANCE PORCH

With coat hanging hooks. An aluminium door opens into...

LIVING ROOM DINER

Dual aspect with uPVC double glazed window to front and side enjoying stunning sea and coastal views. Two radiator, power points, TV aerial connection point, telephone socket. Multi-paned timber doors opens into...

HALLWAY

With radiator and loft access hatch. Multi-paned timber door into...

KITCHEN BREAKFAST ROOM

With uPVC double glazed windows to side aspects and uPVC double glazed door opening to SUN ROOM. The kitchen has a range of matching wall and base units with roll top work surface over, inset stainless steel sink drainer, space for free standing cooker and fridge freezer, wall mounted gas fire, built in pantry cupboard, recessed shelving, space for dining table and chairs, tiled splash backs.





#### SUN ROOM

With windows to side and rear, wall mounted gas boiler supplying domestic hot water and gas central heating, power points.

#### BEDROOM ONE

uPVC double glazed bay window to front and uPVC double glazed window to side enjoying stunning sea and coastal views. Radiator, power points, built in storage cupboards.

#### BEDROOM TWO

Dual aspect with uPVC double glazed windows to rear and side. Radiator, power points, built in storage cupboards.

#### BATHROOM

Obscure uPVC double glazed window to rear, white suite comprising low level WC, pedestal wash hand basin, panelled bath, wall mounted electric shower, folding glazed shower screen, radiator.

#### OUTSIDE

To the front there is DRIVEWAY PARKING for two vehicles. The front garden is predominantly laid to paving with a well stocked flower bed.

Door opening to useful under house storage with wall mounted consumer unit and electric meter.

A side pathway also gives access to the rear garden. To the rear is a good sized paved patio area. The main area of garden is fully enclosed by hedging and fencing and is predominantly laid to lawn. Greenhouse and timber shed.

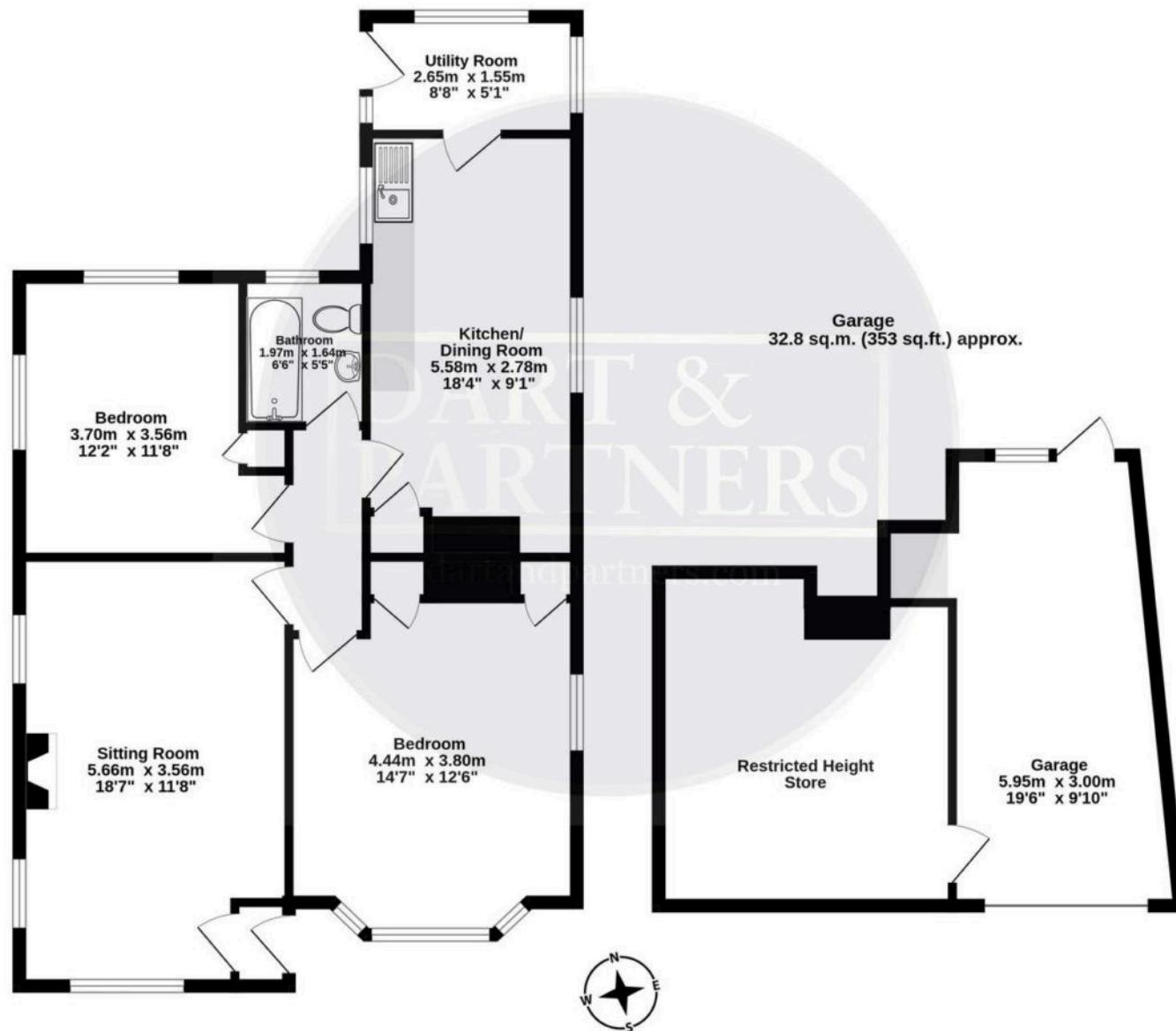


#### SINGLE GARAGE

With metal up and over door, power and light. Glazed timber courtesy door at the rear giving access to the rear garden.



Ground Floor  
73.7 sq.m. (793 sq.ft.) approx.



**TOTAL FLOOR AREA : 106.5 sq.m. (1146 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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