



11 Osprey Grove, Dawlish

Guide Price £280,000

DART &
PARTNERS

Established 1971



11 Osprey Grove

Dawlish, Dawlish

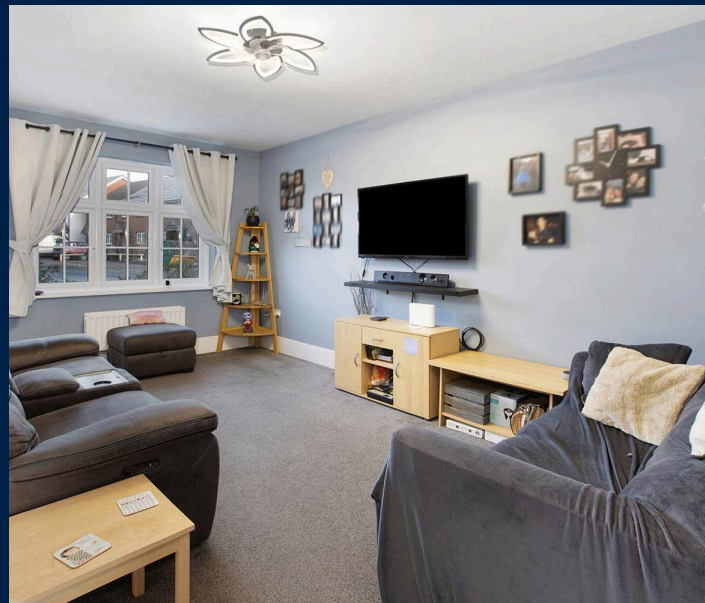
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- A DELIGHTFUL FAMILY HOME SITUATED WITHIN A POPULAR DEVELOPMENT ON THE OUTSKIRTS OF DAWLISH
- ENTRANCE HALL, GROUND FLOOR CLOAKROOM
- SITTING ROOM, KITCHEN DINER
- THREE BEDROOMS (MASTER EN-SUITE), FAMILY BATHROOM
- TWO ALLOCATED PARKING SPACES
- ENCLOSED REAR GARDEN WITH WORKSHOP
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- VIEWING COMES HIGHLY RECOMMENDED



A delightful three bedroom family home situated within a popular development on the outskirts of Dawlish. The accommodation briefly comprises; entrance hall, ground floor cloakroom, sitting room, kitchen diner, three bedrooms (master en-suite), family bathroom, two allocated parking spaces, enclosed rear garden with workshop, uPVC double glazing and gas central heating. Viewing comes highly recommended.

Obscure glazed composite front door into...

ENTRANCE PORCH

Radiator, coat hanging hooks. Door to...

CLOAKROOM

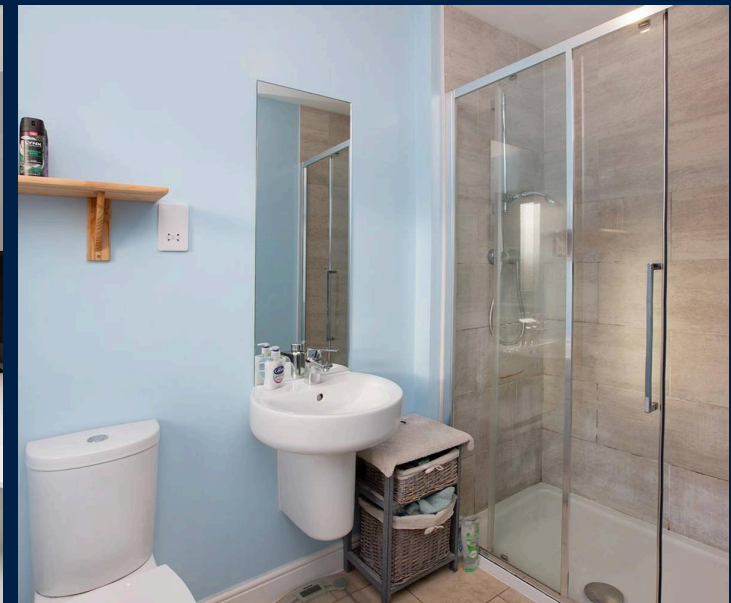
With white suite comprising low level WC, wall mounted wash hand basin, radiator, extractor fan.

SITTING ROOM

With uPVC double glazed windows to front. Radiator, power points, TV aerial connection point. Useful under stairs storage cupboard.

Stairs rising to the first floor.

Door through to...





KITCHEN DINER

uPVC double glazed window and double doors opening to rear garden, comprehensive range of matching wall and base units, wall mounted gas boiler, radiator, integrated eye level electric oven, four burner gas hob, roll top work surface, space and plumbing for washing machine, inset one and a half bowl stainless steel sink drainer, matching up-stand to that of the work top, power points, space for dining table and chairs.

FIRST FLOOR LANDING

Radiator, power points. Door to airing cupboard with timber slatted shelving. Loft access hatch.

BEDROOM ONE

With uPVC double glazed windows to rear, radiator, power points, built in wardrobe with sliding doors. Door to...

EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to rear, modern white suite comprising low level WC, wall mounted wash hand basin, tiled shower enclosure with sliding glazed doors and mains fed shower, chrome ladder heated towel rail, vanity mirror and shaver socket.



BEDROOM THREE

uPVC double glazed window to front, radiator, power points.

FAMILY BATHROOM

White suite comprising low level WC, wall mounted wash hand basin, panelled bath with mains fed shower over, glazed shower screen, tiled splash backs vanity mirror shaver socket, chrome ladder heated towel rail.

BEDROOM TWO

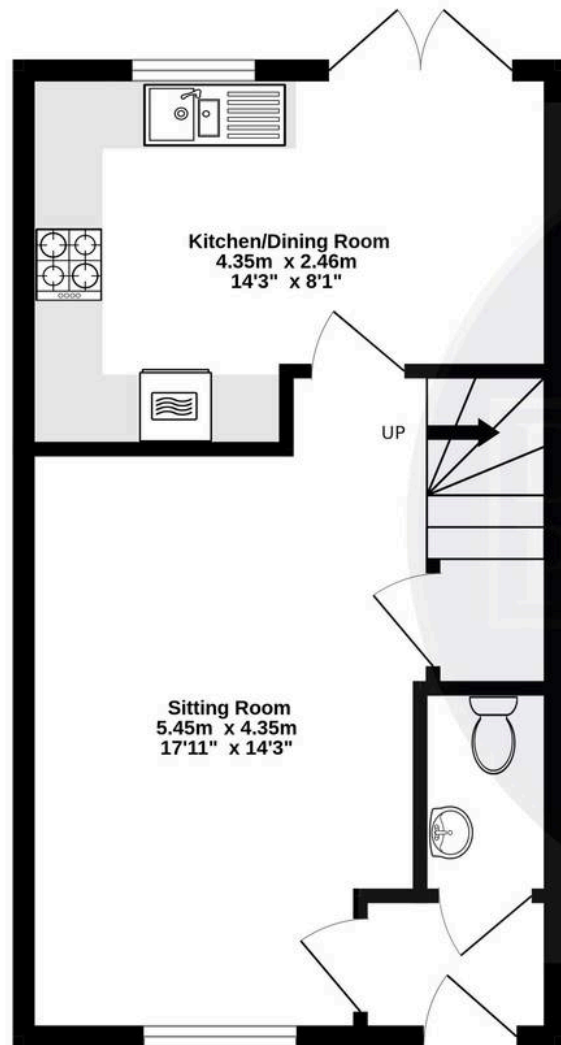
uPVC double glazed window to front, radiator, power points.

OUTSIDE

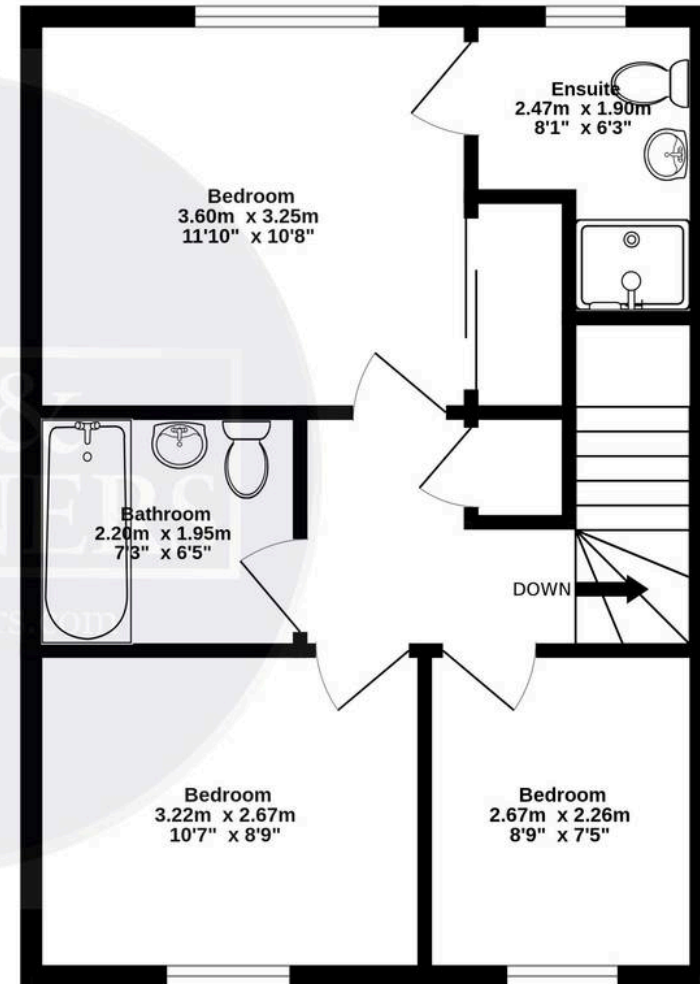
To the front there are two ALLOCATED PARKING SPACES. To the rear is a fully enclosed rear garden, predominantly laid to paving. Area of timber decking and large timber workshop/shed. Outside water tap. Timber side gate.



Ground Floor
34.4 sq.m. (370 sq.ft.) approx.



1st Floor
43.1 sq.m. (464 sq.ft.) approx.



TOTAL FLOOR AREA : 77.5 sq.m. (834 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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