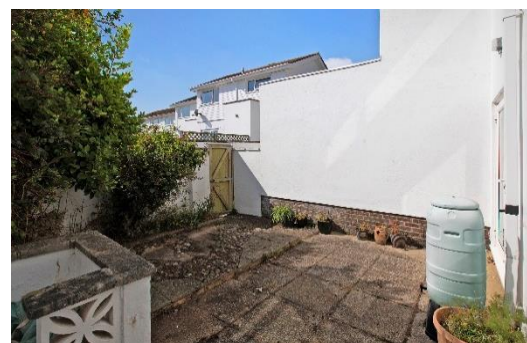


Nash Gardens, **Dawlish**, EX7 9RR

A delightful 3 double bedroom home located in a popular residential location with easy access to Dawlish town centre, local amenities, transport links and beaches. The property briefly comprises open plan sitting and dining room, fitted kitchen, downstairs WC, 3 double bedrooms and shower room. Fitted double glazing, gas central heating, south facing enclosed rear garden and DOUBLE GARAGE complete this delightful home.

NO ONWARD CHAIN
FREEHOLD, COUNCIL TAX - C, EPC - D.

£260,000

01626 862379

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FRONT DOOR

Obscure double glazed door opening to:

ENTRANCE LOBBY

Lobby storage with sliding doors, housing meters and consumer unit. Door to:

SITTING ROOM

5.40m x 3.25m (17'9" x 10'8")

A light and airy room with dual aspect double glazed windows to the front and rear, double glazed doors opening out to the enclosed south facing garden, two radiators, two spacious storage cupboards, coved ceiling, stairs to first floor landing and open to:

DINING ROOM

4.30m x 3.00m (14'1" x 9'10")

uPVC double glazed window with pleasant views to the front aspect, radiator and coved ceiling.

KITCHEN

3.00m x 2.42m (9'10" x 7'11")

Fitted kitchen with a selection of matching eye level and base units with roll top work surfaces over. Sink and drainer with mixer tap, integrated appliance include oven with gas hob and extractor over, washer/dryer and space for fridge/freezer. uPVC double glazed window looking out to rear garden, open to:

WC

Access via rear lobby with uPVC double glazed door leading out to the rear garden, the room has part tiled walls, uPVC obscure double glazed window to the rear and a low level WC.

FIRST FLOOR LANDING

Stairs to first floor landing with access to loft space, a spacious storage cupboard housing the combination boiler and shelving and door to:

BEDROOM 1

3.25m x 2.88m (10'8" x 9'5")

uPVC double glazed window to the front aspect with pleasant open views and radiator.





BEDROOM 2

3.26m x 2.40m (10'8" x 7'10")

uPVC double glazed window to the rear aspect with sea views and radiator.

BEDROOM 3

2.96m x 2.44m (9'9" x 8'0")

uPVC double glazed window to the front aspect with pleasant open views and radiator.

SHOWER ROOM

A white suite comprising tiled enclosure with thermostatic shower over, pedestal wash hand basin, low level WC, radiator, part tiled walls and uPVC obscure double glazed window to the rear.

OUTSIDE

The enclosed rear patio garden is south facing with access gate to a path leading to the double garage, outside water tap and some small trees planted in the borders.

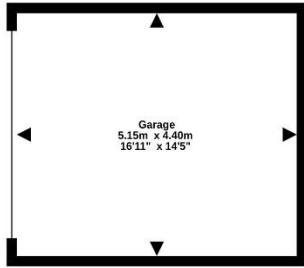
DOUBLE GARAGE

5.15m x 4.40m (16'11" x 14'5")

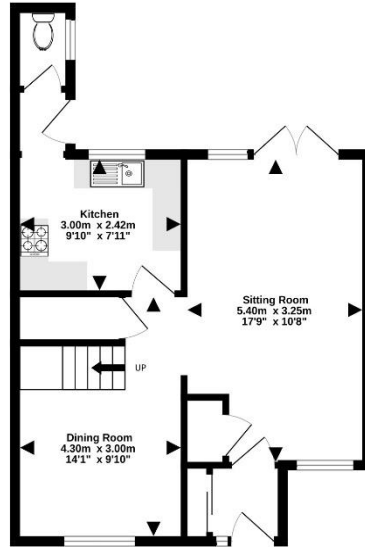
In close proximity to the house there is a spacious double garage with metal up and over door.



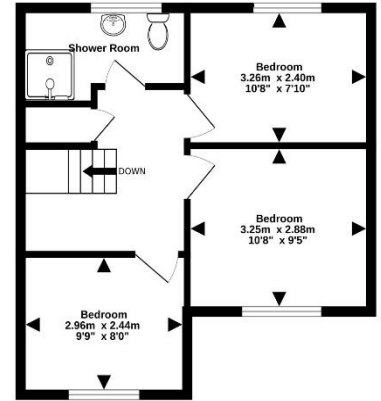
Garage
22.6 sq.m. (243 sq.ft.) approx.



Ground Floor
42.5 sq.m. (458 sq.ft.) approx.



1st Floor
37.1 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA : 102.2 sq.m. (1100 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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