Old Farm Way, **Dawlish**, EX7 9SG









A wonderful three bedroom detached bungalow. Situated in the well regarded Oaklands development and in close proximity to Oaklands Park. This light and airy Bungalow features an en suite bedroom, conservatory with direct access to the enclosed rear garden, uPVC double glazing, gas central heating and parking.
FREEHOLD, COUNCIL TAX - D, EPC - TBC

£340,000

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uPVC DOUBLE GLAZED FRONT DOOR

ENTRANCE HALL
Radiator and door to:

LOUNGE
5.18m x 3.12m (16'12" x 10'3")
uPVC double glazed window to the rear aspect overlooking parkland. TV and telephone points, uPVC double glazed doors to conservatory and door to:

KITCHEN
3.30m x 2.44m (10'10" x 8'0")
Matching high gloss eye level and base units with work surfaces over, one and half bowl sink and drainer with mixer, tiled surround, space for oven with extractor over, space and plumbing for washing machine and dishwasher and cupboard housing combination boiler. uPVC double glazed window to the front aspect and uPVC double glazed door leading out to the conservatory.

CONSERVATORY
4.39m x 2.36m (14'5" x 7'9")
uPVC double glazed windows with doors leading out to the enclosed low maintenance garden and door to the kitchen.

BEDROOM 1
3.63m x 2.87m (11'11" x 9'5")
uPVC double glazed window to the rear aspect overlooking parkland and door through to bedroom 2.

BEDROOM 2
3.63m x 2.87m (11'11" x 9'5")
uPVC double glazed window to the rear aspect overlooking parkland, radiator and door to:

EN SUITE SHOWER ROOM
Contemporary shower room with walk in double enclosure and glass screen with rainfall shower over, close coupled WC, wash hand basin with mixer tap and vanity storage under. Heated towel rail, access to loft space and uPVC obscure double glazed window to the rear aspect.





BEDROOM 3
3.63m x 2.67m (11'11" x 8'9")
uPVC double glazed window to the front aspect and radiator.

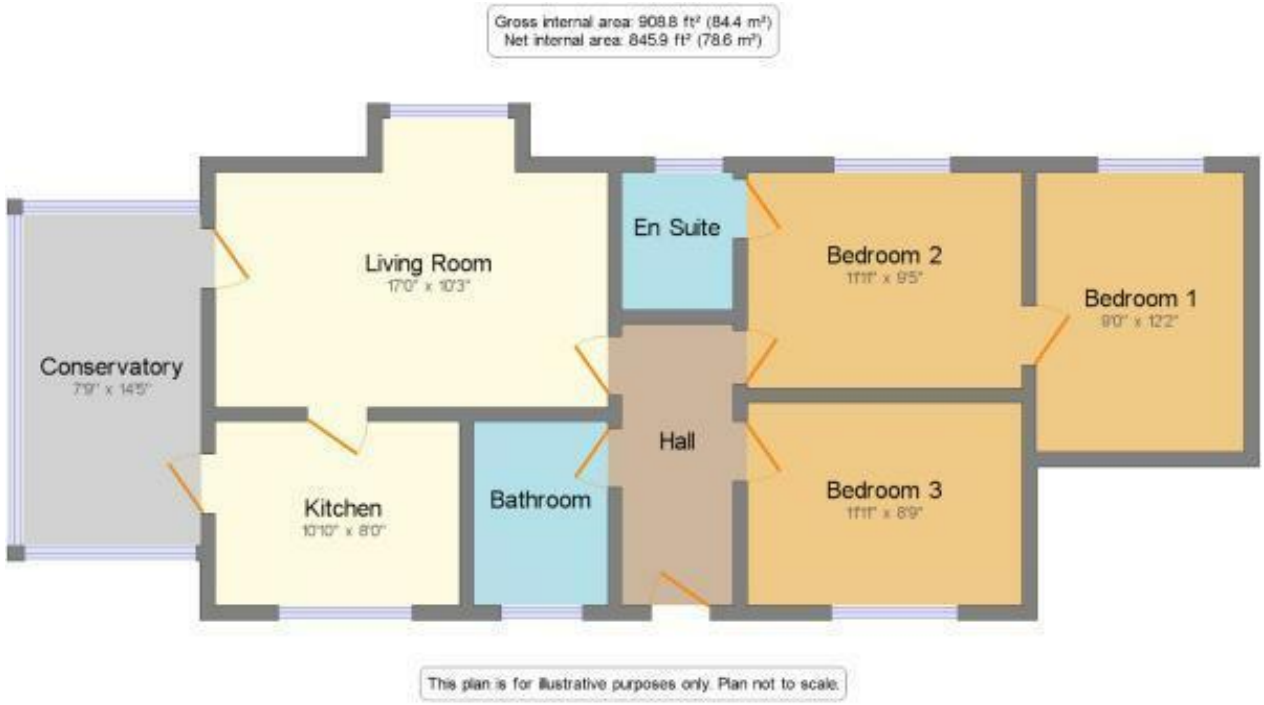
BATHROOM
White suite with panelled bath and mixer tap, wash hand basin with vanity storage under and close coupled WC. Corner cubicle with electric shower over, fully tiled walls and uPVC obscure double glazed window to the front aspect.

OUTSIDE
To the front of the property is the garage door that opens to revel a store room and gated access into the garden. The enclosed walled garden provides a low maintenance area to enjoy the summer sun with outside tap and steps to the conservatory.









Floor Plan







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