

Stonelands Park, **Dawlish**, EX7 9BJ

Detached chalet bungalow offering well presented and versatile accommodation in a well regarded cul de sac with level access to the town centre. The accommodation offers bright, open plan living with a conservatory added to the rear, a ground floor double bedroom and shower room and two double bedrooms and shower room on the first floor. Attractive, easy garden, garage/workshop and parking.

Tenure: Freehold. Council Tax Band: D EPC: D

£400,000

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**FRASER & WHEELER**

Benefitting from a great location this detached chalet bungalow enjoys a great location in a quiet cut de sac. There are excellent places for walking nearby with an easy level walk in to town and to the sea and miles of country lanes on the door step.

The well presented accommodation can be flexible to meet a variety of requirements and is fitted with gas central with radiators to all principal rooms and uPVC double glazed windows and doors.

### **Accommodation**

uPVC double glazed front door and side panel to;

### **Reception Hall**

Stairs to the first floor and doors to;

### **Sitting/Dining Room**

**5.88m x 3.95m (19'3" x 13'0")**

Fitted with laminate flooring, window to the side aspect, archway to the kitchen and patio doors to;

### **Conservatory**

**3.67m x 2.83m (12'0" x 9'3")**

uPVC construction offering a lovely place to relax and enjoy the garden with tiled flooring and doors to the garden.

### **Kitchen**

**2.97m x 2.61m (9'9" x 8'7")**

Fitted with a range of cupboard and drawer base and wall units, integrated dishwasher, built in electric oven and gas hob, window to the front aspect.

### **Utility Room**

**2.05m x 1.94m (6'9" x 6'4")**

Fitted with cupboard and drawer base and wall units, plumbing for washing machine, space for tumble dryer, wall mounted gas combination boiler serving the central heating and hot water systems. Window to the front aspect.

### **Bedroom 1**

**4.22m x 3.02m (13'10" x 9'11")**

Window overlooking the rear garden.

### **Bathroom**

Fitted as a shower room with corner shower cubicle with mains supplied shower, vanity wash hand basin and WC. Heated towel rail and two opaque windows.

### **First Floor Landing**

Fitted with a range of built in storage cupboards, access to loft space, small skylight window and doors to;





**Bedroom 2**  
**4.10m x 0.61m (13'5" x 2'0")**

Built in wardrobe, sloping ceilings and window to the rear aspect.

**Bedroom 3**  
**3.50m x 2.61m (11'6" x 8'7") plus wardrobes**

Range of built in wardrobes to one wall and further built in wardrobe, pleasant outlook to the front aspect.

**Shower Room**

Fitted with a tiled shower cubicle with electric shower, vanity wash hand basin, WC. Heated towel rail, eaves storage cupboard, Velux window.

**Outside**

The gardens have been well tended with the front being laid to lawn and established flower and shrub borders, and to the side is an

additional area stocked with an abundance of shrubs. A brick paved drive provides parking and leads to;

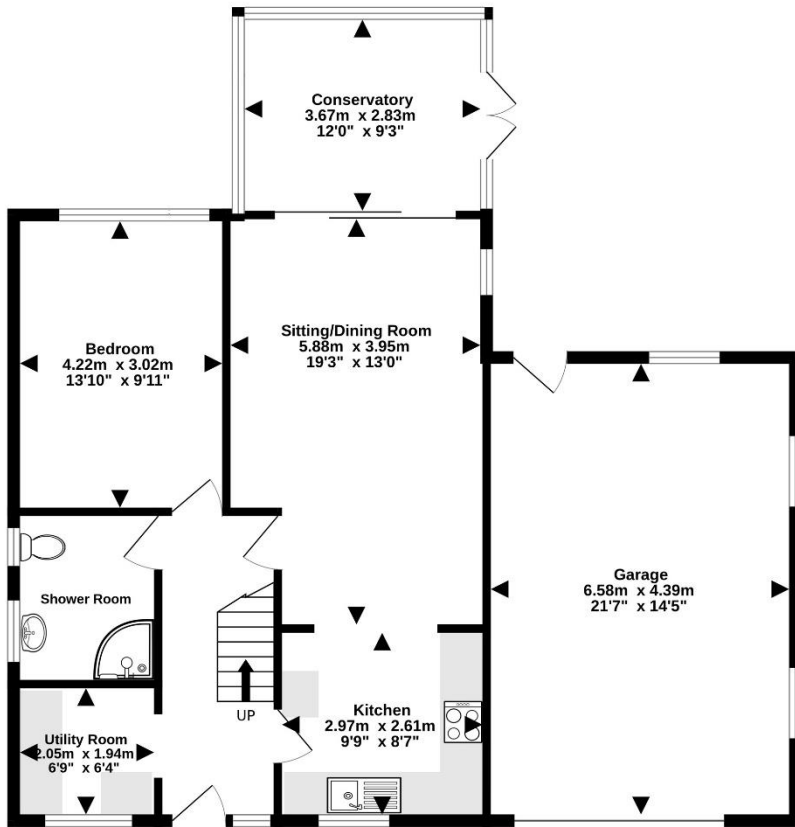
**Garage/Workshop**  
**6.58m x 4.39m (21'7" x 14'5")**

Electric up and over door, power points and lighting, windows to the side and rear and door to the rear garden.

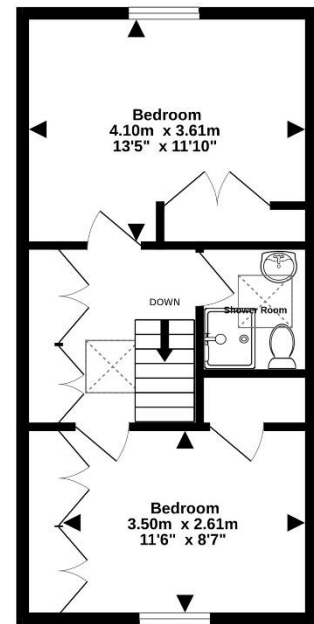
The enclosed rear garden is level with two patio areas and lawn with raised flower border and pathway to one side.



Ground Floor  
96.8 sq.m. (1042 sq.ft.) approx.



1st Floor  
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA : 132.1 sq.m. (1422 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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