



Located at the top of Dawlish is this two-bedroom semi-detached house. Offering off road parking, garage, plenty of storage space and a south facing garden. The property is well presented throughout, has two double bedrooms and benefits from stunning views across Dawlish and out to the sea.

46 Upper Longlands | Dawlish | EX7 9DB



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House
Freehold



SIZE

1,028 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & Driveway



OUTSIDE SPACE

South Facing Garden



EPC RATING

66 D



COUNCIL TAX BAND

C



in a nutshell...

- Sea & Countryside Views
- Well Presented Throughout
- Modern Kitchen
- Driveway Parking
- Garage
- Basement Room
- Desirable Location
- South Facing Garden





the details...

UPPER LONGLANDS

Located towards the top of Dawlish is this quiet and desirable location. Providing a great outlook for countryside views and a small glimpse out to the sea. There are cut through's that provide shortcuts to the town centre for pedestrians making it a walkable distance to shops, cafes, restaurants and pubs. As you walk towards the property you have a long driveway leading to the garage, a small parking pay to the left and a paved pathway leading down to the front door.

THE PROPERTY

As you step inside into a light an airy hallway, there are stairs to the first floor, space for shoes and coats, radiator and a door through to the living space. The ground floor of the property is made up of a spacious lounge/kitchen/diner.

A modern kitchen provides a spacious area to cook. There is a built-in fridge freezer, oven, grill and hob and space for a dishwasher. The kitchen has matching floor and wall-based units of varying size. Over the floor cabinets are rolled edge work surfaces and an integral one and a half sink and drainer with mixer taps over. There is a rear door providing access to the side of the property.

An extendable breakfast bar splits the kitchen and lounge space. The lounge area provides the perfect space to host and relax with double patio doors leading out to the garden. The room itself is spacious, light and airy and has a homely feel to it. There is also access to a storage cupboard in the lounge.

FIRST FLOOR

As you approach the top of the stairs there is a small landing area providing access to the loft, access to storage cupboard and doors to both bedrooms and the family bathroom.

The second bedroom is to the right-hand side of the landing. This is a spacious double bedroom providing ample space for storage and currently a large desk of office use. The family bathroom is nice and modern and has a bathtub with shower over. There is a low-level WC, wall mounted wash hand basin with storage under and a radiator. The bathroom has tiled walls and flooring and benefits from Bluetooth speakers in the ceiling. The main bedroom in the house is a large double with ample space for a large bed and bedside furniture. To the bottom of the room is a floor to ceiling and wall to wall set of integral wardrobes. The main bedroom has a lovely outlook across Dawlish, Luscombe Valley and over to the sea.

EXTERNALLY

To the front of the property is a side gate which provides access through to the garden as well as the patio doors in the lounge and back door in the kitchen. As you walk around the side path of the house there is access to a under house space. Currently used as an office it has previously been used as a guest room, gym and has ample space, power and lighting. The rear garden provides the occupier with a raised decked area with storage under. The decking provides a nice outlook across Dawlish and has a heat lamp fitted above the patio doors. Under the decking is further storage space for garden furniture, bikes, BBQ and further equipment. There is also a patio space to the bottom of the decking which is a useable space.

To the front of the house there is a driveway for several cars and an astro turfed front garden. The property benefits from having a large garage which has previously housed a car and is used for storage and a workshop. Under the garage there is another useable space which the current occupiers use as a utility room. There is plumbing and drainage in place as well as a sink. To the back of the room there is also further storage space.

Tenure - Freehold

Council Tax Band - C

Upper Longlands, Dawlish, EX7

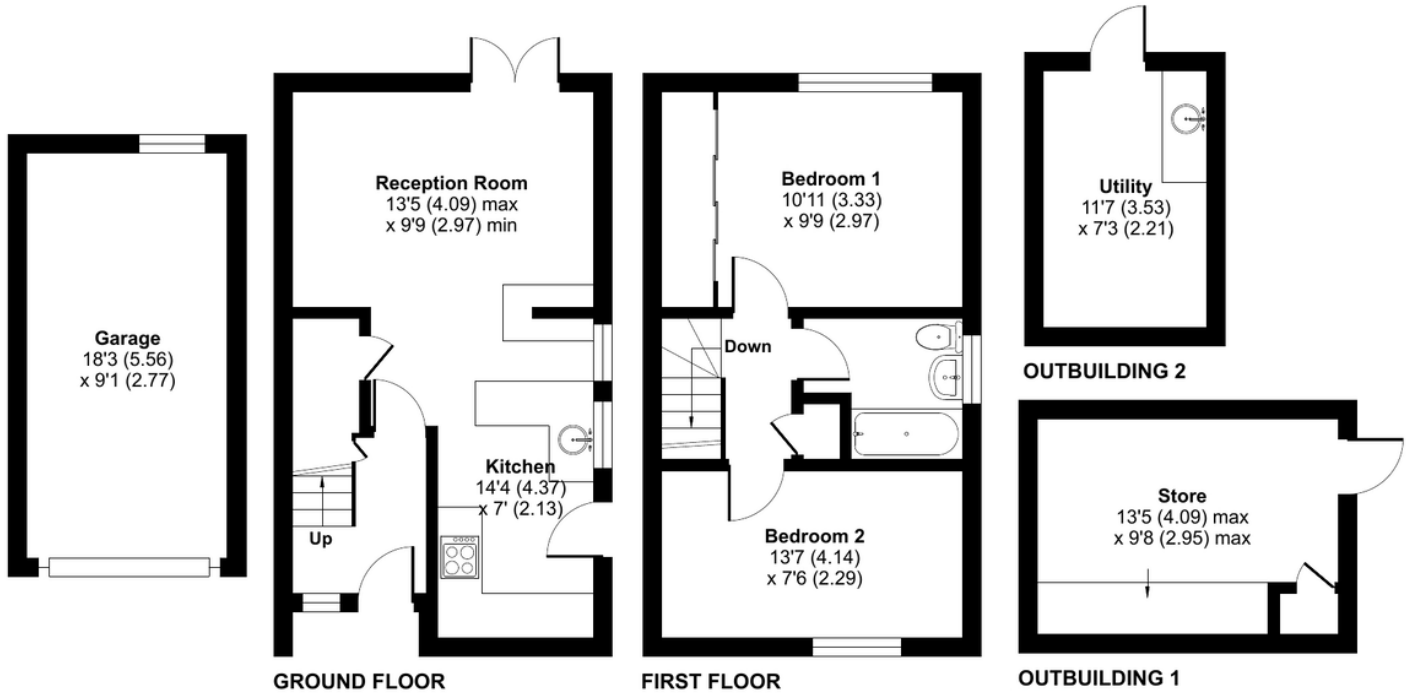
Approximate Area = 649 sq ft / 60.3 sq m

Garage = 164 sq ft / 15.2 sq m

Outbuildings = 215 sq ft / 20 sq m

Total = 1028 sq ft / 95.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2023. Produced for Ashtons Complete (Complete Property). REF: 1060721



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the location...

Dawlish has a great deal to offer with its stunning sandy beaches, local shops, public houses, highly regarded primary and secondary schools ideal for a growing family and a railway station to the town Centre of Newton Abbot, Teignmouth and Exeter City Centre where you can find a host of different amenities. This seaside town is also only a short walk away from Dawlish Warren where you can find a host of different activities. It also benefits from easy access to the A380 making it convenient for commuters to Exeter Airport and Exeter City Centre.

Shopping

Pint of milk: Brook St. FAMILY SHOPPER 0.4 miles

Town Centre: Dawlish 0.8 miles

Supermarket: Sainsburys 1.7 miles

Relaxing

Beach: Dawlish 0.7 miles

Park: Dawlish Play Park: 0.4 miles

Travel

Train station: Dawlish 0.8 miles

Main travel link: A380 4.9 miles

Airport: Exeter Airport 19.9 miles

Schools

Orchard Manor School: 1.1 miles

West Cliff Primary Academy: 0.8 miles

Gatehouse Primary Academy: 1.6 miles

Little Swans: 0.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX7 9DB**





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