



- A SUBSTANTIAL AND BEAUTIFULLY PRESENTED 1930'S-BUILT RESIDENCE
- SITTING ROOM AND MODERN GROUND FLOOR SHOWER ROOM
- STYLISH KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES AND ULITILY ROOM
- LARGE AND VERSATILE GAMES ROOM
- FOUR GOOD SIZED BEDROOMS (LUXURY EN-SUITE TO BEDROOM ONE)
- ELEGANT FAMILY BATHROOM
- EXTENSIVE PARKING, LARGE GARAGE AND BEAUTIFUL GARDENS AND TERRACES
- HEATED SWIMMING POOL
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**Brook Street, Dawlish, EX7 9AJ**

**OIEO £700,000**

A beautifully-presented 1930's-built residence set in a "tucked away" position close to Manor Gardens and with easy access to the town centre. Reception hall, ground floor shower room, sitting room, large games room and kitchen/dining room with integrated appliances. Four bedrooms (luxury en-suite to bedroom one) and elegant family bathroom. Secure entry gates, sweeping driveway, large garage and mature gardens and terraces. 12 x 6 metre heated swimming pool.



## Property Description

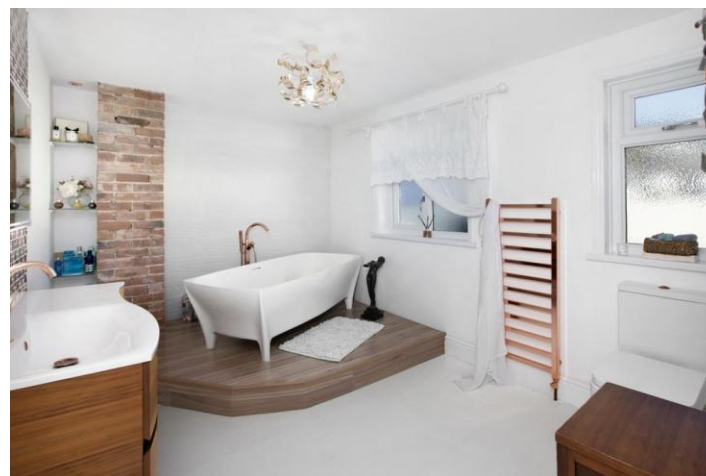
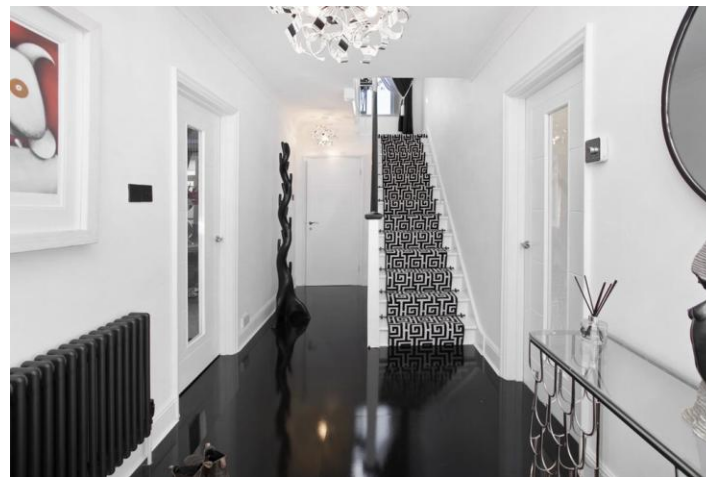
### LOCATION

Manor Lodge is pleasantly "tucked away" and yet set in a good position, close to the lovely Manor Gardens which sit beside Dawlish Water around half a mile from the town, beach and promenade. Dawlish is a popular town and resort, set on the south Devon coastline and famed for its expansive lawns beside a brook and the black swans. The town offers many amenities including a good range of independent shops and cafes, there is a superstore on the outskirts of the town and educational facilities include a good range of primary schools and a well-regarded community college offering secondary education. Private education is available at Trinity School, which is around 3 miles away in the seaside town of Teignmouth. Dawlish has a mainline link to London Paddington and commuter trains to Exeter and Torbay. There are many leisure facilities and opportunities on the doorstep with the town having a long sandy beach that stretches to Dawlish Warren with its nature reserve and 18-hole golf course to the east, and there are boating opportunities on the Exe estuary. The cathedral city and county town of Exeter lies around 15 miles away with its wider range of facilities, private and public schools, international airport, red brick university and the Princesshay shopping centre..

### DESCRIPTION

Manor Lodge is an attractive detached 1930's-built property occupying an enviable "tucked away" position. Externally attractive, the property has brick elevations set beneath a hipped tiled roof. The well laid out accommodation comprises a reception hall with a contemporary-style ground floor shower room leading off, there is a dual aspect sitting room with a feature fireplace, with this space opening to a particularly large games room, providing great versatility. The kitchen/dining room is another lovely space with a stylish range of units having high quality integrated appliances and an expansive Corian-style island unit. The kitchen area opens to a snug area and the elegant dining area which has full height windows and with this space opening to a canopied terrace at the rear of the property. To the upper floor there are four good size bedrooms with a luxury en-suite shower room





servicing bedroom one, and there is an elegant three piece bathroom with a free standing bath. The outside spaces are particularly notable too. Secure electronic entry gates open to an expansive brick paved driveway, which in turn extends to gravel areas providing additional parking for numerous vehicles. There is a beautiful sweeping front lawn enclosed by character stone walling and a large garage with an electronically operated door. To the rear of the property there is an expansive paved entertaining terrace, with this space being part under cover. From here steps rise to the Mediterranean-style walled swimming pool area with a 12 x 6 metre pool which is heated by an air source heat pump. Additionally, set on the roofes at the rear of the property there are a good array of photovoltaic panels, which have a Powerwall battery system set in the utility room. The swimming pool is heated by an air source heat pump.

To the front of the property, approached from the brick paved driveway, a feature arched entrance with external lights either side opens to an....

#### ENTRANCE PORCH

With ceramic wall tiles and quarry tiled flooring. A feature timber effect composite entrance door with porthole style double glazed windows and windows to either side opens to the....

#### RECEPTION HALL

A fantastic light, welcoming space with high gloss flooring, stairs with galleried landing above rise to the upper floor, a feature column style radiator, feature panel and glass internal doors open to the principal downstairs rooms. Under stairs cupboard.

#### SITTING ROOM

A lovely dual aspect space with coving to ceiling and feature lighting in the shadow gap. A front facing uPVC double glazed window overlooks the front lawn and also has views over Manor Gardens and countryside in the distance. A chimney breast has a recess for a TV and audio bar and a recessed feature gas fire. Two column style radiators, shelved recess and a further chimney breast. A uPVC double glazed window overlooks the rear terrace. From the sitting room, a door opens to the....

### GAMES ROOM

A fantastic, large and versatile space with a lounge TV area with fireplace having a feature polished stone effect surround and a gas fire. There are front facing sliding patio doors with uPVC double glazed windows to either side with the doors opening to and overlooking the driveway approach. Multiple shelves, two radiators and a cupboard with timber louvre doors houses a hot water cylinder. Wall mounted Worcester boiler providing central heating, uPVC double glazed French doors open to the external under cover entertaining area.

### KITCHEN/DINING ROOM

Another lovely and light triple aspect space, which has a snug area with a feature fireplace with exposed brickwork to the chimney breast. A front facing uPVC double glazed window overlooks the front lawn and has views towards Manor Gardens and there is a column style radiator as well as porcelain floor tiles throughout this space. The kitchen is fitted with a stylish range of units with multiple cupboards and drawers having "high gloss" fronts and there is a large island unit with an extensive area Corian-style work surface with an inbuilt sink which has also has a boiling water tap. Integrated appliances include double Bosch ovens, a steam oven and combination microwave, a four ring Bosch ceramic induction hob with large filter above and a built in dishwasher. There are spotlights to the ceiling and the kitchen flows to the dining space, a particularly appealing and elegant entertaining space with full height uPVC double glazed windows overlooking the paved entertaining terrace and the pool area at the rear. uPVC double glazed French doors with an external canopy above open to the terrace. Leading off the kitchen a glazed door opens to the....

### UTILITY ROOM

A good practical space with an area of timber effect work surface with a mosaic tiled surround. There is an inset Cooke and Lewis one and a half stainless steel sink unit with mixer set. Under surface space and plumbing for a washing machine and further appliance spaces to either side. Spotlights to ceiling and a wall mounted Powerwall battery provides storage from the photovoltaic panels. A uPVC double glazed window overlooks the side terrace.

### GROUND FLOOR SHOWER ROOM

A contemporary style space with feature marble effect wall panels and ceramic floor tiles. There is a modern three piece suite comprising a walk in large shower area with glass screen and a Mira shower with dual heads and dual controls, a WC and a corner mounted unit with wash hand basin, mixer tap, cupboard below and medicine cabinet above. Spotlights and extractor fan to ceiling, display recess and contemporary style radiator.

### FIRST FLOOR LANDING

A good sized landing with a feature balustrade around the stairwell and a large rear facing uPVC double glazed window overlooks the swimming pool area at the rear of the property and has some views towards the higher parts of the town. Feature contemporary style doors open to the upper floor rooms.

### PRINCIPAL BEDROOM SUITE

A lovely light space with a front facing uPVC double glazed window having some good views over the surrounding area towards Manor Gardens and the Little Haldon hills beyond. Feature chimney breast with inset remote control gas fire, recess for TV and contemporary style shelved display recesses. A beautiful curved tiled wall has a curved door opening to the....

### EN-SUITE SHOWER ROOM

Fitted with a contemporary style suite and there is full height ceramic tiling to the walls. The suite comprising a walk-in shower area with a glazed screen, thermostatic control and dual heads and there is a unit with surface set circular wash hand basin, de-mist mirror above and cupboard beneath. WC, spotlights to ceiling and extractor fan.

### BEDROOM TWO

Another lovely room with a front facing uPVC double glazed window having similar views to those described towards Manor Gardens and beyond. Column style radiator, good range of built in bedroom furniture comprising cupboards and wardrobes and open shelves with lighting above.

### BEDROOM THREE

Another light and spacious room with a side facing uPVC double glazed window having some good views over the surrounding area taking in parts of the town. Column style radiator.

### BEDROOM FOUR

With a front facing uPVC double glazed window also having some good views towards Manor Gardens and beyond. There is a built in range of bedroom furniture comprising cupboards and wardrobes with "high gloss" doors.

### BATHROOM

A particularly notable and elegant space with a contemporary style suite having a platform area with a free standing Corian stone-style bath with free standing mixer set and shower attachment beside as well as a full height textured ceramic tiled surround. There is a beautiful curved wall mounted unit with an area of ceramic surface extending to a sink unit with mixer set with a tiled surround and a de-mist mirror over. WC. Exposed brickwork chimney breast with shelving beside, spotlights to ceiling two uPVC opaque double glazed windows. Contemporary-style radiator/towel rail.

### OUTSIDE

To the front of the property secure electronically operated entry gated with a call system and feature pillars to either side open to the driveway. A tarmac area flanked by feature brick walling on either side opens to the main expanse of DRIVEWAY, which is a sweeping area of brick pavia that extends across the front of the property. Set beside this, there is a beautiful curved lawn, providing a lovely spot to sit and contemplate the surroundings and views towards Manor Gardens and beyond. The lawn is enclosed by character stone walling and the aforementioned driveway extends to further gates that lead back out onto the approach lane. There is a feature high-set raised area of bedding retained by walling. The driveway also opens to the GARAGE, which is of a good size with an electronically operated entry door, Beside this a raised gravel area provides additional PARKING and has external power points, with this area potentially being a good area to park a campervan/boat etc and is partially enclosed by high level brick walling. To the side of the

property there is a further feature area, laid to three tiers of curved contrasting coloured gravels, with this area also providing additional parking. This area opens to the entertaining terrace at the rear of the property with this sweeping area being beautifully enclosed by rendered walling and there is a large display ledge. This area extends to an under cover entertaining area at the rear of the property with multiple spotlights, a panelled ceiling and a recess for storage, which also houses the air source heat pump for the heating of the swimming pool. Additionally to the rear of the property there is a beautiful curved canopy with spotlights set above the aforementioned dining area. Sweeping curved steps with feature lighting rise to the pool area, with the large heated swimming pool measuring 12 x 6 metres and having expansive paved surroundings. The pool area is enclosed by high level walling capped in part with terracotta style tiles affording something of a Mediterranean feel.

MATERIAL INFORMATION - Subject to legal verification

Freehold

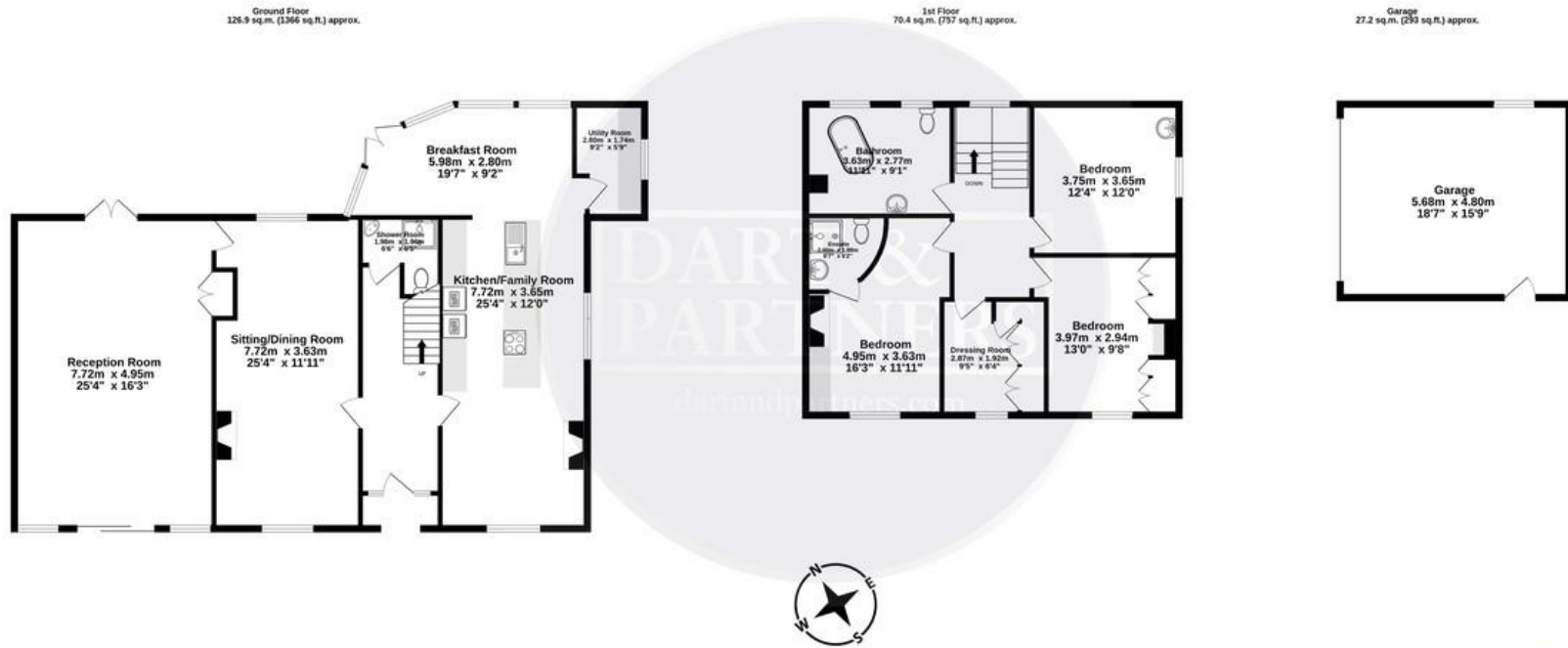
Council Tax Band F

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#### SOLAR PHOTOVOLTAIC PANELS

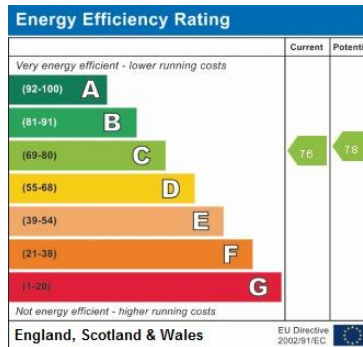
The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.





**TOTAL FLOOR AREA : 224.5 sq.m. (2417 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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