



- DETACHED BUNGALOW IN SOUGHT AFTER LOCATION
- ENTRANCE PORCH, RECEPTION HALL
- LIVING ROOM, DINING ROOM
- KITCHEN, UTILITY ROOM
- THREE BEDROOMS, ONE EN-SUITE
- FAMILY BATHROOM, LARGE LOFT ROOM
- GARAGE AND PARKING, ENCLOSED GARDEN TO REAR
- FANTASTIC FAR REACHING SEA AND COUNTRYSIDE VIEWS

Wallace Avenue, Dawlish, EX7 0DT

Guide Price £425,000

A fantastic opportunity to purchase this three bedroom detached bungalow situated in a sought after position in Dawlish. Accommodation briefly comprising; entrance porch, reception hall, living room, dining room, kitchen, utility room, three bedrooms, en-suite shower room, family bathroom, large loft room with potential to develop (subject to relevant consents), gardens, driveway parking, garage, uPVC double glazing, gas central heating. Offered with NO ONWARD CHAIN.



## Property Description

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Multi-paned timber door into...

### ENTRANCE PORCH

With glazed windows to front and side aspect. A multi-paned obscure glazed front door opens into...

### RECEPTION HALL

With doors to principal rooms. Radiator, power points.

### BEDROOM TWO

uPVC double glazed window to front, radiator, power points.

### BEDROOM ONE

uPVC double glazed window to front, radiator, power points.

### DRESSING ROOM AREA

Built in wardrobe and door to useful storage cupboard with timber shelving.

### EN-SUITE SHOWER ROOM

With a modern white suite comprising close coupled WC, inset wash hand basin into vanity unit, fully tiled shower enclosure with mains fed shower and glazed shower door, chrome ladder heated towel rail, ceiling spotlights.

### BATHROOM

With obscure uPVC double glazed window to side, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath, tiled splash backs, radiator, loft access hatch.





### KITCHEN

uPVC double glazed window to rear enjoying fantastic far reaching sea and countryside views, matching range of wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, integrated eye level electric oven, four burner gas hob, space and plumbing for washing machine, slimline dishwasher and fridge, space for fridge freezer, radiator, power points, larder cupboard with timber shelving. Obscure glazed timber door into...

### REAR PORCH AND UTILITY AREA

With space for fridge and freezer, uPVC double glazed windows to rear enjoying wonderful views.

Obscure glazed timber door through to...



### LIVING ROOM

With large uPVC double glazed window to rear enjoying wonderful views. Feature fireplace with tiled hearth and surround, timber mantle, radiator, power points, television aerial connection point. Glazed timber door and two steps down into...

### DINING ROOM

Dual aspect with uPVC double glazed windows to side, double doors opening to the rear garden with matching side windows, power points.

From the reception hall, a door gives access to stairs leading to the FIRST FLOOR.

### BEDROOM THREE

Dual aspect with uPVC double glazed window to rear enjoying wonderful views, Velux window to front, useful under eaves storage area, radiator, power points.

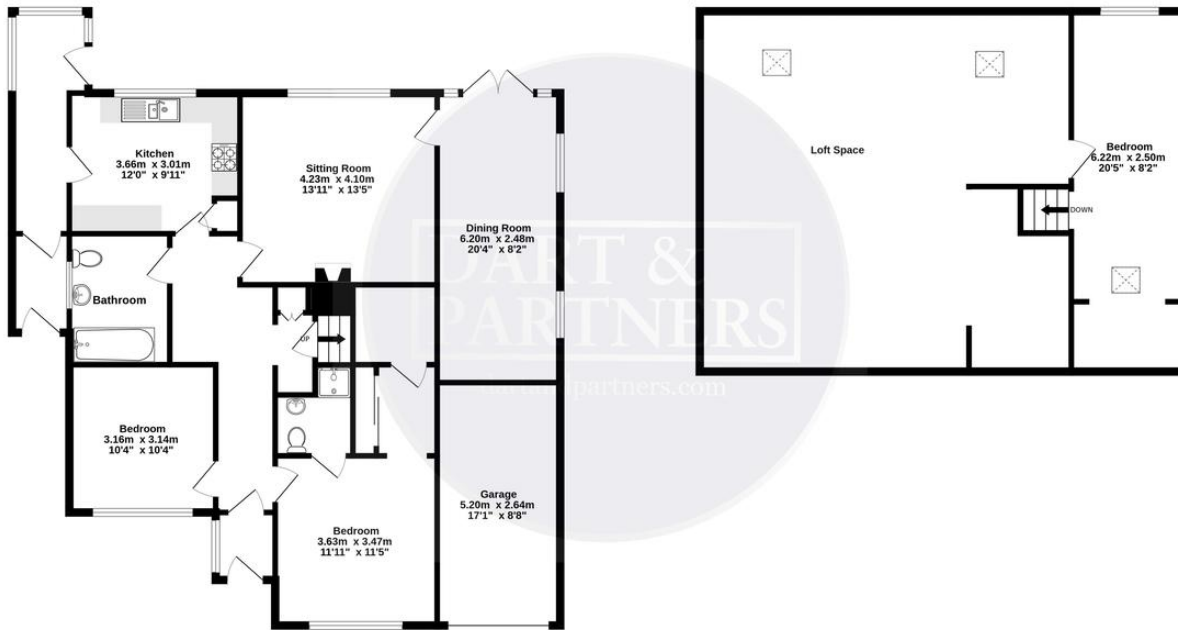
### LARGE LOFT ROOM

With three Velux windows, two to the rear and one to the front. A large space providing lots of potential to create



**Ground Floor**  
119.6 sq.m. (1287 sq.ft.) approx.

**1st Floor**  
80.8 sq.m. (870 sq.ft.) approx.



**TOTAL FLOOR AREA : 200.4 sq.m. (2157 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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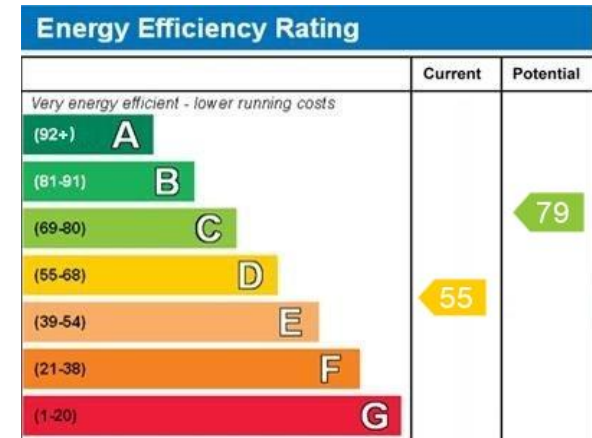
additional bedroom/en-suite etc subject to the relevant consents.

**OUTSIDE**

The front of the property is predominantly laid to paving and hardstanding with attractive raised flower beds. well stocked with mature plants and shrubs for ease of maintenance. DRIVEWAY PARKING ahead of the INTEGRAL GARAGE with metal up and over door, power and light. Pathway to each side of the property providing access to the rear garden. The rear garden is fully enclosed, bordered by mature hedging, predominantly laid to lawn with an area of hardstanding, perfect for a bistro table and chairs. Small garden pond.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band D



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