



- DETACHED PROPERTY SITUATED IN AN ELEVATED POSITION JUST OUTSIDE OF TOWN
- ENJOYING SEA AND COUNTRYSIDE VIEWS
- RECEPTION HALL WITH USEFUL STORAGE AREA
- LIVING ROOM WITH PATIO DOORS OPENING TO REAR GARDEN
- KITCHEN, SEPARATE DINING ROOM, CLOAKROOM
- FOUR BEDROOMS, FAMILY BATHROOM
- PARKING AND GARAGE
- FRONT AND REAR GARDENS

Upper Longlands, Dawlish, EX7 9DB

Guide Price £300,000

Offered to the market for the first time in over 24 years is this four bedroom detached property situated in an elevated position enjoying sea and countryside views.



Property Description

Obscure glazed aluminium front door with matching side window into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator. Useful under stairs storage cupboard. Door through to...

LIVING ROOM

With aluminium sliding patio doors to rear garden. Radiator, power points, television aerial connection point. Door through to...

DINING ROOM

With aluminium framed double glazed window to front, radiator, power points.

CLOAKROOM

With obscure glazed window to rear with secondary glazing, low level WC, wall mounted wash hand basin, tiled splash backs.

KITCHEN

With aluminium framed double glazed window and rear door giving access to the rear garden. Matching range of wall and base units with roll top work surface, inset one and a half bowl composite sink drainer, integrated electric oven, four ring electric hob with stainless steel extractor canopy above, space and plumbing for washing machine, space for large fridge freezer, tiled splash backs, power points.

FIRST FLOOR LANDING

With loft access hatch, power points. Doors to...

BEDROOM ONE

With aluminium framed double glazed window to front, range of built in wardrobes and chests of drawers, radiator, power points, television aerial connection point.





BEDROOM TWO

With aluminium framed double glazed window to rear enjoying some sea views, built in wardrobe with timber shelf and hanging rail, airing cupboard housing newly installed gas boiler supplying domestic hot water and gas central heating, built in wardrobes and dressing table, power points.



BEDROOM THREE

With aluminium framed double glazed window to front enjoying a pleasant open outlook over rolling countryside beyond, radiator, power points.



BEDROOM FOUR

With aluminium framed double glazed window to rear enjoying a similar outlook to that of bedroom two, radiator, power points.



FAMILY BATHROOM

With obscure aluminium framed double glazed window to rear, coloured suite comprising close coupled WC, pedestal wash hand basin, panelled bath, shower enclosure with folding glazed doors, mains fed shower, large heated ladder towel rail, tiled splash backs.



OUTSIDE

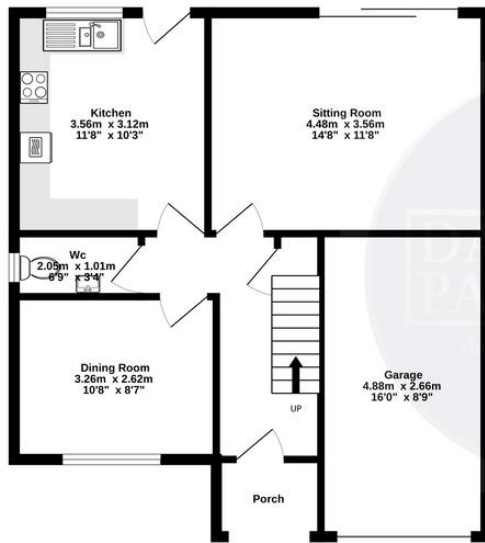
To the front there is **DRIVEWAY PARKING** ahead of the **INTEGRAL GARAGE**. An area of front garden is predominantly arranged as a flower bed containing some mature plants and shrubs. A wrought iron gate gives access to a side pathway which extends to the rear of the property. To the other side there is a small timber shed. Outside, to the rear is a generously sized rear garden, predominantly laid to lawn with a good size area of hardstanding, perfect for entertaining or alfresco dining, enjoying a pleasant outlook out towards the sea. Timber garden shed. At the head of the garden is an area of paved patio. Outside water tap.



GARAGE

With metal up and over door, power and light.

Ground Floor
60.1 sq.m. (647 sq.ft.) approx.



1st Floor
54.7 sq.m. (589 sq.ft.) approx.

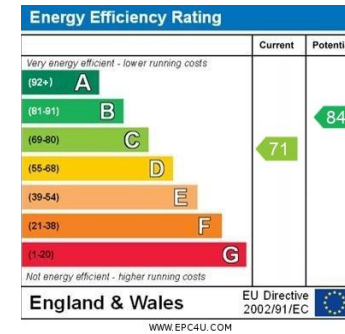


TOTAL FLOOR AREA : 114.8 sq.m. (1236 sq.ft.) approx.

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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Freehold
Council Tax Band D



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