



- DETACHED BUNGALOW IN DESIRABLE LOCATION
- WALKING DISTANCE TO TOWN AND BEACH
- NO ONWARD CHAIN
- SEA AND COUNTRYSIDE VIEWS
- ENTRANCE PORCH, RECEPTION HALL
- SITTING ROOM, KITCHEN DINER
- TWO BEDROOMS, BATHROOM, SEPARATE WC
- FRONT AND REAR GARDENS
- PARKING AND GARAGE

Meadow Rise, Dawlish, EX7 9AZ

Guide Price £375,000

Dart & Partners are delighted to bring to the market this CHAIN FREE detached two bedroom bungalow situated in a desirable location benefitting from sea and countryside views. Accommodation briefly comprising; entrance porch, reception hall, living room, kitchen diner, two bedrooms, bathroom, separate WC, front and rear gardens, driveway parking, garage, uPVC double glazing, gas central heating.

An early viewing comes highly recommended.



Property Description

uPVC double glazed sliding door opens into...

ENTRANCE PORCH

With timber shelving. Obscure glazed timber front door opens into...

RECEPTION HALL

With doors to principal rooms. Radiator, telephone socket. Door to cloaks cupboard with hanging rail and timber shelving. Double doors open to airing cupboard with factory lagged hot water cylinder and timber slatted shelving. Double doors open to further storage cupboard.

Door through to...

SITTING ROOM

Dual aspect room with large uPVC double glazed windows to front and side aspect enjoying wonderful countryside views and some sea glimpses. A wonderful, bright and airy room with fitted cupboards and display shelving, radiator, power points, television aerial connection point.

KITCHEN/BREAKFAST ROOM

With uPVC double glazed window to rear and obscure glazed uPVC back door giving access to the rear garden.

Comprehensive range of matching wall and base units with granite work surface over, butler sink, space for electric cooker, space and plumbing for washing machine, integrated fridge freezer, tiled splash backs, radiator. Door to pantry cupboard with timber shelving. additional full height storage cupboard with timber shelving.

SEPARATE WC

With obscure uPVC double glazed window to rear, mid level WC, radiator.

BEDROOM ONE

With large uPVC double glazed window to rear. Comprehensive range of built in wardrobes and storage





cupboards, bedside tables and dressing table. Radiator, power points.

BEDROOM TWO

With large uPVC double glazed window to rear. Comprehensive range of built in wardrobes, storage cupboards and dressing table. Radiator, power points.

From the reception hall an internal door gives access into the...

GARAGE

Single garage with metal up and over door, power and light, side door through to reception hall.

OUTSIDE

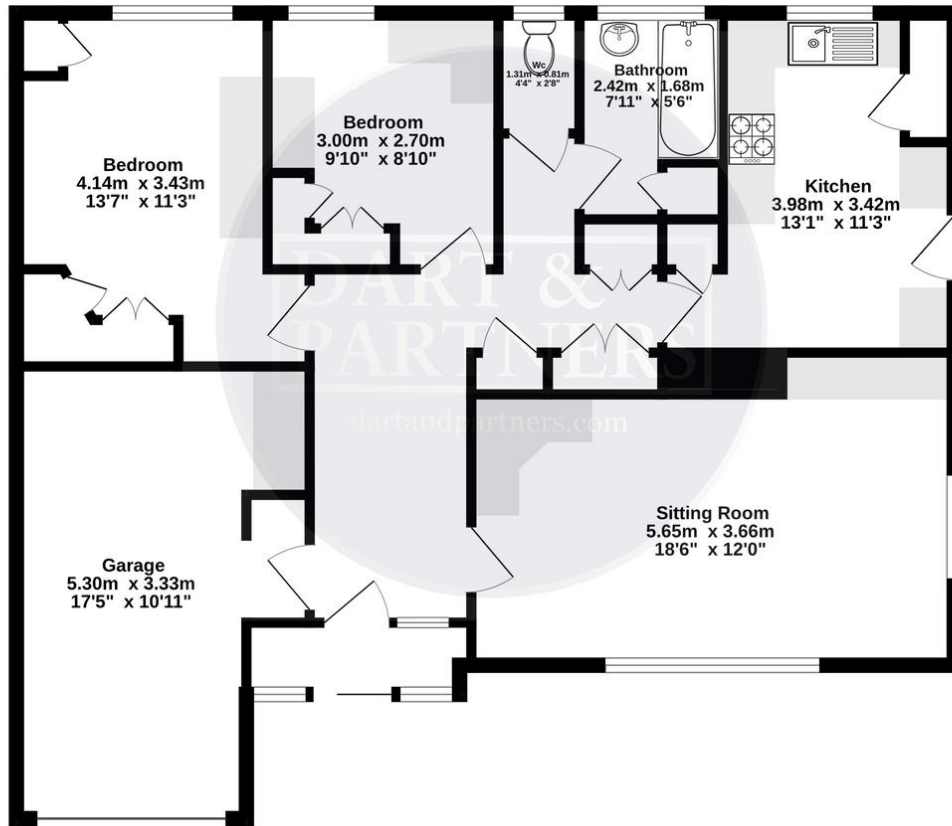
To the front of the property there is DRIVEWAY PARKING ahead of the single garage. The front garden is an attractive feature with its array of mature plants and shrubs. There is an area of hardstanding to the front, perfect for a bistro table and chairs. A pathway extends around the side of the property giving access to the rear garden which again has a generous area of hardstanding. Outside water tap and powerpoint. Six steps with handrail lead to the main area of garden which is fully enclosed and predominantly laid to lawn bordered by mature plants and shrubs. Timber summerhouse.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C



Ground Floor
88.9 sq.m. (957 sq.ft.) approx.



TOTAL FLOOR AREA : 88.9 sq.m. (957 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		84
B		
(69-80)		
C		
(55-68)	60	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements