



## Upper Longlands, Dawlish

In Excess of £465,000

DART &  
PARTNERS  
Established 1971





## 63 Upper Longlands

Dawlish, Dawlish

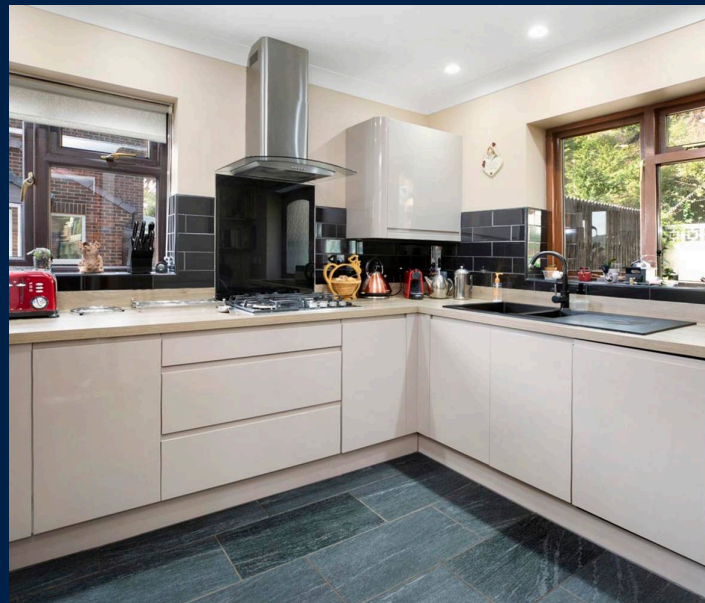
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- WELL PRESENTED DETACHED HOUSE
- MODERN KITCHEN DINER WITH VIEWS
- FOUR/FIVE BEDROOMS (ONE EN-SUITE)
- GARDENS WITH AMPLE SPACE FOR OUTDOOR ENTERTAINING
- LIVING ROOM WITH ACCESS ONTO BALCONY WITH WONDERFUL VIEWS
- GROUND FLOOR SHOWER ROOM, FAMILY BATHROOM, EN-SUITE SHOWER ROOM
- PARKING, DOUBLE GARAGE





Dart & Partners are delighted to bring to the market this extremely well presented detached four/five bedroom house situated in an elevated position with stunning sea and countryside views. The property has accommodation briefly comprising; Four/five bedrooms, ground floor shower room, kitchen, dining room, living room, balcony, en-suite to master bedroom, family bathroom, double garage, driveway parking, rear garden, double glazing, gas central heating. An internal viewing comes highly recommended to appreciate the accommodation on offer.

Obscure uPVC double glazed front door and matching side window into...

#### RECEPTION HALL

With stairs rising to first floor, radiator, power points. Doors to...

#### SHOWER ROOM

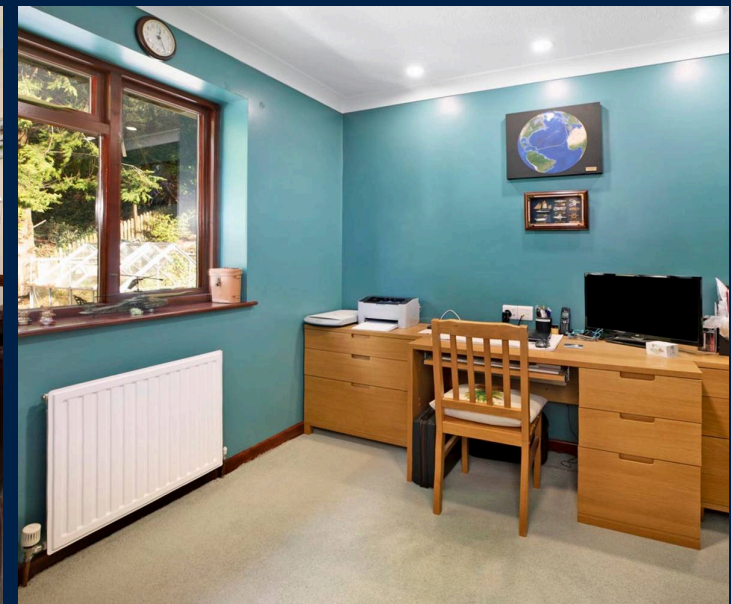
Obscure uPVC double glazed window to side, modern white suite comprising close coupled WC, inset wash hand basin into vanity unit, glazed shower enclosure with mains fed shower, fully tiled room, chrome ladder heated towel rail, vanity cupboard and mirror, extractor fan, automatic spotlights.

#### RECEPTION ROOM/CINEMA ROOM/BEDROOM

uPVC double glazed window to side enjoying far reaching countryside views, roll top work surface with space and plumbing for washing machine and tumble dryer beneath, useful under stairs storage cupboard, power points, data socket, radiator, projector system with surround sound, large cupboard with shelving and coat hanging rail, power points incorporating USB sockets.

#### FIRST FLOOR LANDING

Radiator, power point, Hive control panel, loft access hatch, heat & smoke alarm, . Glazed timber door through to...







#### KITCHEN DINER

Triple aspect room with uPVC double glazed window to front, side and rear aspect, timber framed double glazed back door giving access out to the rear garden. Comprehensive range of matching wall and base units with inset one and a half bowl composite sink drainer, integrated eye level electric oven, four burner gas hob with stainless steel extractor canopy above, tiled splash backs, integrated fridge freezer, slimline dishwasher, power points, radiator. Door to Living Room

#### MASTER BEDROOM

With aluminium framed double glazed sliding doors to rear, range of built in wardrobes and bedside cabinets, radiator, power points. Door to en-suite.

#### EN-SUITE SHOWER ROOM

Modern white suite comprising close coupled WC, pedestal wash hand basin, large walk-in shower with sliding glazed doors, mains fed shower, fully tiled room, chrome ladder heated towel rail, illuminated vanity mirror and shaver socket, timber framed double glazed window to rear, cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating.

#### LIVING ROOM

uPVC double glazed window to front, aluminium framed double glazed sliding doors leading to balcony, radiator, power points incorporating USB sockets, feature fireplace with gas fire. Archway through to dining room.

#### BALCONY

From living room. Generous size bonded resin balcony with frameless smoked glass balustrading, perfect for relaxing whilst taking in the wonderful views, light, outside power point.





## SECOND FLOOR LANDING

Radiator, timber framed double glazed window to rear, power point, loft access hatch. Airing cupboard with slatted shelving, heat & smoke alarm.

## BEDROOM 1

Timber framed double glazed window to rear overlooking the garden, radiator, power points incorporating USB sockets, ethernet point.

## BEDROOM 2

uPVC double glazed window to front enjoying fantastic sea coastal and countryside views, radiator, power points.

## BEDROOM 3

uPVC double glazed window to front enjoying similar views to that of bedroom 2, radiator, power points.

## FAMILY BATHROOM

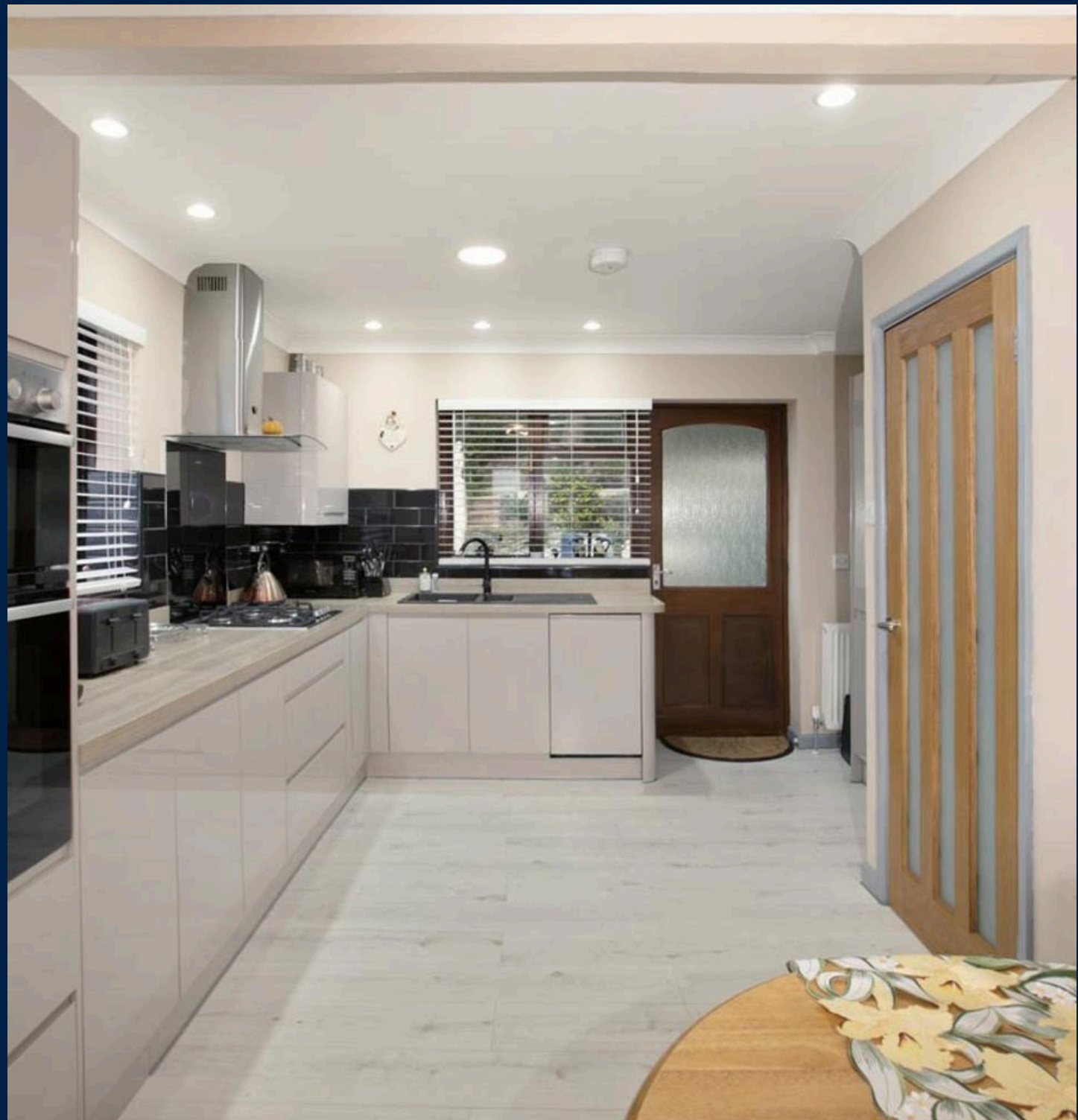
Obscure uPVC double glazed window to side, fully tiled room with white suite comprising close coupled WC, pedestal wash hand basin, panelled P-shaped shower bath with mains fed shower and curved glazed shower screen, chrome ladder heated towel rail, shaver socket.

## OUTSIDE

To the front there is DRIVEWAY PARKING ahead of the DOUBLE GARAGE with automatic spotlights. Steps and pathway with gates to either side of the property giving access to the rear garden which is predominantly laid to paving whilst there are various terraced areas containing a variety of plants and shrubs. Greenhouse. Variety of fruit trees planted to the side of the property. Barbecue area, a fantastic space for entertaining or alfresco dining. security camera system fitted.

## GARAGE

Double garage with two electrically operated roller doors, power and light. Cupboard housing cables for the smart system located throughout the property.

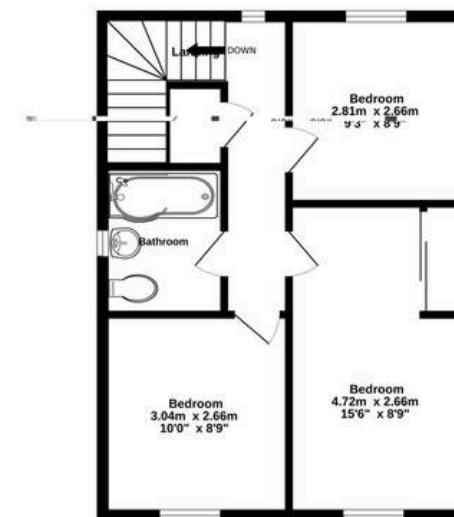
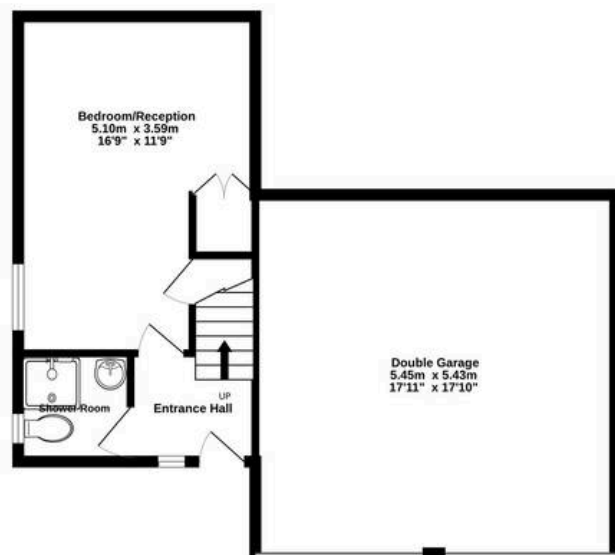




Ground Floor  
53.8 sq.m. (579 sq.ft.) approx.

1st Floor  
64.4 sq.m. (693 sq.ft.) approx.

2nd Floor  
41.4 sq.m. (446 sq.ft.) approx.



**TOTAL FLOOR AREA : 159.6 sq.m. (1718 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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