



**135 Exeter Road, Dawlish**

Offers Over **£425,000**

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## 135 Exeter Road

Dawlish, Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



A fantastic opportunity to purchase this spacious extended five bedroom detached property situated in a popular location on the outskirts of Dawlish. Flexible accommodation that would suit multi generational living briefly comprising; reception hall, sitting room, office/bedroom, kitchen diner, second reception room, ground floor bedroom with en-suite shower room, utility room, four bedrooms, family bathroom, separate WC, generous rear garden, workshop, off road parking, uPVC double glazing, gas central heating.

The accommodation is flexible and accessible providing options for both disabled access and living with wheelchair access provided through the side door into the Kitchen diner/ family room and from there level access to a large patio and garden area with raised borders. A fully accessible wet room and options for ground floor bedrooms and living rooms. And also further suitable for multi generational living with potential to provide separate suite of rooms with separate access if required.

Obscure glazed timber front door into...  
GENEROUS RECEPTION HALL

With doors to principal rooms and stairs rising to first floor.  
Two uPVC double glazed windows to side, radiator. Two large storage cupboards, one with space and plumbing for washing machine and tumble dryer. Power points. Door to...

#### CLOAKROOM

With low level WC, wall mounted wash hand basin, under stairs storage cupboard.

#### UTILITY ROOM

With obscure glazed uPVC door giving access outside. Roll top work surface with space beneath for washing machine, inset circular sink, wall mounted gas boiler supplying domestic hot water and gas central heating, power points.

#### SITTING ROOM

With uPVC double glazed window to front enjoying some sea glimpses. Radiator, power points, television aerial connection point.

#### SECOND RECEPTION ROOM/BEDROOM

Radiator, power points, uPVC double glazed window to side.

Sliding door to...

#### WET ROOM

With low level WC, pedestal wash hand basin, wall mounted electric shower, tiled splash backs, chrome ladder heated towel rail.

Glazed door through to...

#### KITCHEN DINER FAMILY ROOM

With uPVC double glazed window and double doors to rear, obscure glazed uPVC door leading to front, matching





range of wall and base units with square edge work surface, inset one and a half bowl composite sink drainer, integrated eye level electric oven, four ring electric hob, space and plumbing for dishwasher, power points, space for fridge freezer, two radiators, skylight window.

#### RECEPTION ROOM

With uPVC double glazed window to rear, radiator, power points, television aerial connection point. Door through to...

#### GROUND FLOOR BEDROOM

With uPVC double glazed window to rear, skylight window, power points.

#### SHOWER ROOM

White suite comprising mid level WC, pedestal wash hand basin, fully tiled shower enclosure, mains fed shower, extractor fan, radiator.

Stairs rising to first floor. uPVC double glazed window to side on HALF LANDING.

FIRST FLOOR LANDING with loft access hatch, pull down ladder.

#### BEDROOM ONE

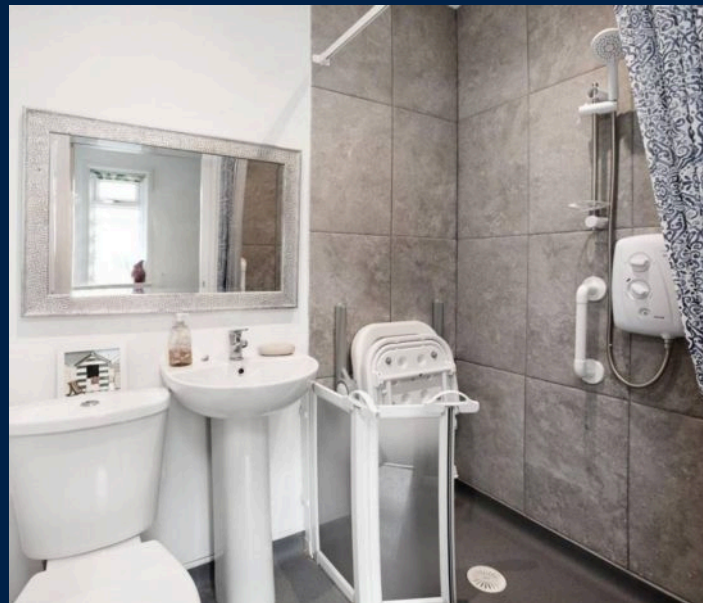
uPVC double glazed window to front enjoying some sea glimpses. Range of built in wardrobes and dressing table, radiator, power points.

#### WC

Obscure uPVC double glazed window to side, white suite comprising low level WC, wall mounted wash hand basin, radiator.

#### BEDROOM TWO

uPVC double glazed window to rear. Radiator, power points.



#### BEDROOM FOUR

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

#### FAMILY BATHROOM

Obscure uPVC double glazed window to rear, white suite comprising pedestal wash hand basin, panelled bath, shower attachment, glazed shower enclosure with mains fed shower and rainwater head, fully tiled, radiator, shaver socket.

#### BEDROOM THREE

uPVC double glazed window to rear. Radiator, power points, telephone connection point.

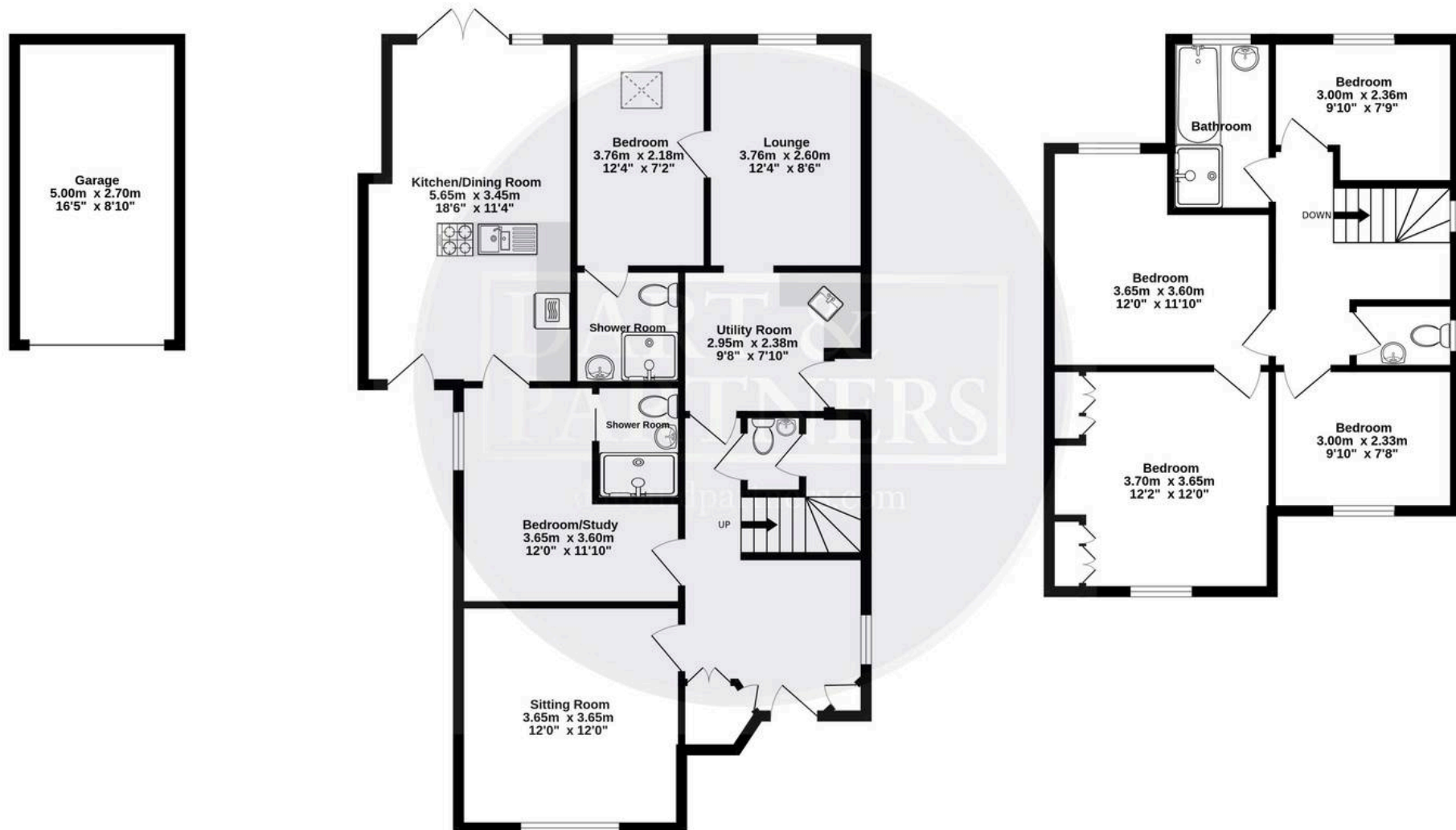
**OUTSIDE:** To the front there is OFF ROAD PARKING for several vehicles. SINGLE GARAGE with metal up and over door, power and light. A ramped pathway (suitable for disabled access) gives access to the front doors. Area of composite decking and seating area above the garage. Side pathway and timber gate. Area of loose chippings. At the head of the garden is a chestnut framed gazebo and an area of lawn bordered by timber fencing, raised beds for vegetable growing and small garden pond. Generous size workshop with power and light. There are external power supply points to front, rear and side. External lights to front, rear and both sides. External water supply tap at rear. The good sized rear garden is designed in three sections: a large patio suitable for alfresco dining and BBQs, with raised borders planted with shrubs bulbs and perennials. Steps leading to a gravelled seating area surrounded by planted borders ideal for a fire pit. A path leads along the side, passing the work shop leading to the lawn of meadow turf with a small wildlife pond and shrubs. A garden gazebo provides shade adjacent to an area suitable for vegetable growing currently set out as raised beds and a herb garden. To the front is a low maintenance planting of bulbs and shrubs with climbers along the fence and further small seating terrace.



Garage  
13.5 sq.m. (145 sq.ft.) approx.

Ground Floor  
88.4 sq.m. (951 sq.ft.) approx.

1st Floor  
52.6 sq.m. (566 sq.ft.) approx.



**TOTAL FLOOR AREA : 154.4 sq.m. (1662 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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