



3 Meadow Rise, Dawlish  
£315,000





## 3 Meadow Rise

Dawlish, Dawlish

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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





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.

EPC Rating: D

#### **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**

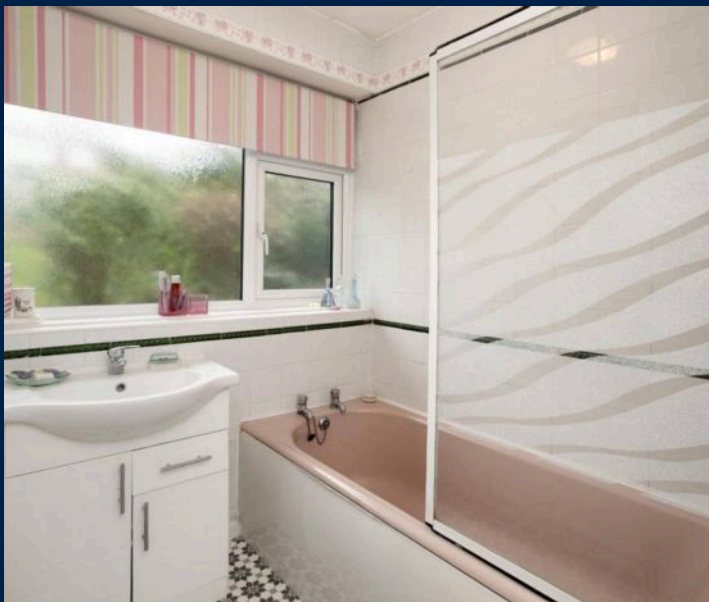
With large uPVC double glazed window to rear. Comprehensive range of built in wardrobes and storage cupboards, bedside tables and dressing table. Radiator, power points.

### **BEDROOM TWO**

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

### **GARAGE**

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



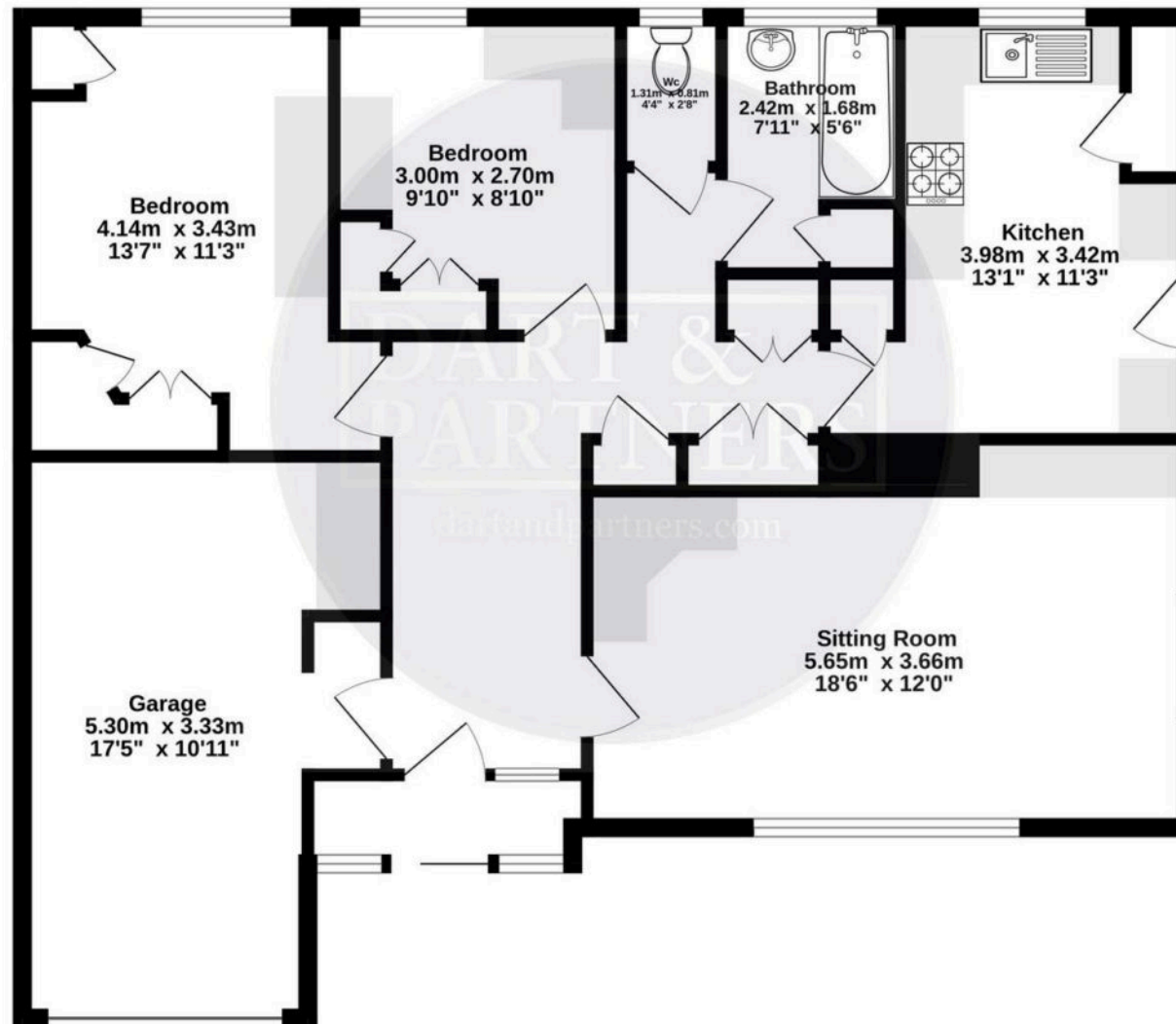


## OUTSIDE

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.



**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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