



## 27 Upper Longlands Dawlish, Devon EX7 9DB

**No Chain**



**£299,995**

Viewing Arrangements: By Appointment on ☎ 01626 245051  
Text or WhatsApp 07486 653605

This is your opportunity to purchase this great 3-bedroom home in a sought-after area of Dawlish. The property briefly comprises an entrance hall, a large living room/dining room, a modern fitted kitchen, three bedrooms and a family bathroom with shower. The property further benefits from gas central heating, double glazing, a private rear garden, a garage, as well as a driveway for off-road parking for multiple cars. Situated on a quiet residential street on the outskirts of the town, with sweeping views over the town towards both the sea and the countryside. This property is **CHAIN FREE**, viewings are highly recommended.

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.

**Tenure:** Freehold

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**Front Garden:**

The front garden is fully paved, which maximises off-road parking, and allows easy access to the attached garage. Two small, paved terraces border the steps up to the front door.

**Entrance Hall:**

The entrance area provides space to hang coats and store shoes. The corridor leading along to the stairs, taking you to the first floor. Additionally, doors open to:

**Bedroom Two:**

This bedroom looks over the front of the property. Double-glazed windows and a radiator are installed, the room is carpeted.

**Bedroom three:**

It is a good-sized single room with a window to the front. Double-glazed windows and a radiator are installed, the room is carpeted.

**Family bathroom:**

The bathroom is fully tiled, with a close coupled w.c., pedestal hand basin and a 'p' shaped bath. Installed over the bath is an electric shower with a curved, half-height shower screen. A heated towel rail is also installed. An obscured double-glazed window faces the rear garden.

**Storage Cupboard:**

A large cupboard fitted with plumbing for a washing machine and tumble dryer, provides a laundry space away from the main kitchen.





Stairs take you up to:

**Bedroom one:**

A double bedroom with double-glazed doors out onto a private balcony. The room has a radiator installed and is carpeted.

The landing outside the bedroom provides access to the back door, which leads out onto the rear garden. Further stairs lead to:

**Living Room/Dining Room:**

This is the principal family room, which is a good size, provides room for sitting room and dining room furniture. The room has double-glazed windows to the front which offer wide-ranging views towards the sea and countryside.

**Kitchen:**

The kitchen is bright and fitted with a range of floor and wall cupboards. There is an inset sink, plumbing for a dishwasher, a gas hob oven with an electric extractor fan are installed, along with an inset electric oven.

**Outside:**

The rear garden is private, with hedges obscuring the view from rear neighbours. The garden is predominantly laid to lawn with two areas of decking installed. A rear gate allows pedestrian access to the garden from a rear alley.

**Garage:**

The garage can be accessed at the front through an up and over door. It has lighting and power installed.



## Living in Dawlish

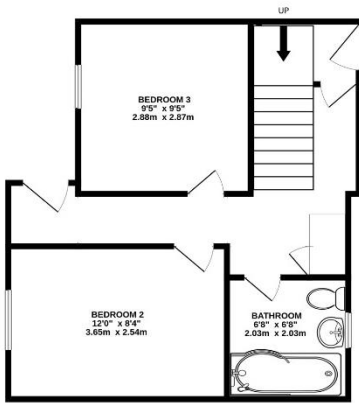
The property is within walking distance of the town centre, the beaches and public transport. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés. The lawn, in the centre of town, is a focal point for community activities and events, including the established annual Dawlish carnival in August each year. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses, one in Teignmouth and the other in Dawlish Warren.



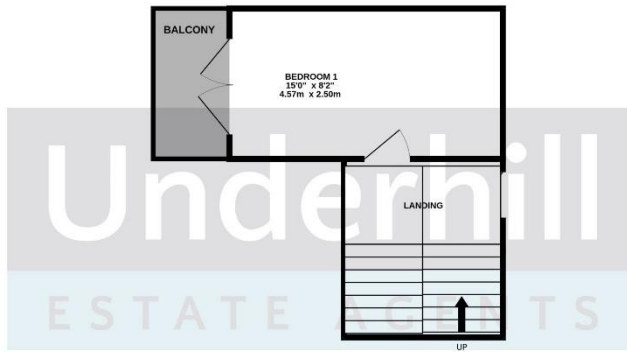
Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision is provided at Exeter College, which is near Exeter University, one of the Russell Group Universities. Both education campuses are conveniently situated near Exeter St Davids mainline station, which is a few stops along from Dawlish station. The mainline train station connects Dawlish to London Paddington, Birmingham and Edinburgh and provides easy access to Teignmouth, Plymouth, the Cathedral City of Exeter, and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community feel.



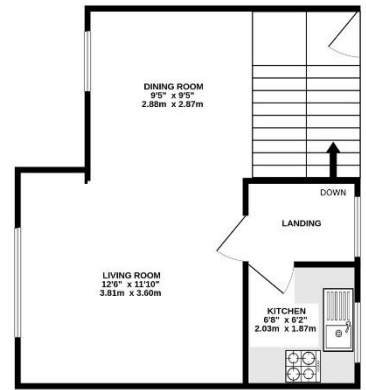
GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



2ND FLOOR  
208 sq.ft. (19.3 sq.m.) approx.



3RD FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) 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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