



24 Stonelands Park Dawlish, Devon EX7 9BJ



£425,000

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

Welcome to this charming three-bedroom, two-bathroom dormer bungalow, nestled in a tranquil corner of town. This delightful home offers the perfect blend of comfort and convenience, featuring a modern kitchen with sleek finishes and a bright, airy living space that opens through a sliding door to a spacious rear garden. Additionally, the property includes a versatile study, ideal for remote work or quiet reading. With ample parking on the driveway for up to three cars, a secure garage, and a peaceful setting, this property is the ideal retreat for those seeking a serene lifestyle without sacrificing modern amenities.

This impressive dormer bungalow has been thoughtfully designed with modern finishes throughout, creating a stylish and contemporary living space. The spacious rooms offer a sense of openness and comfort, making it an ideal home for both relaxation and entertaining. The property also includes a convenient utility room, adding to the home's functionality, while an abundance of storage solutions ensures that everything has its place. From the sleek kitchen to the well-appointed bathrooms, every detail of this home has been carefully crafted to provide a blend of elegance and practicality.

Ground Floor:

Entrance Hall:

Upon entering the property, you are greeted by a long entrance hall that leads to the kitchen, utility room and the downstairs shower room and bedroom, as well as the staircase.

Kitchen:

The kitchen has been finished to a modern standard and features base units on 2 of the walls, a 1 and a ¼ sink and drainer and some wall units. There is ample space for a 4-seater dining table. There is laminate flooring and a sliding door leading to the Living Area.

Living Area:

The main living area of the house features a 3-pane patio window with sliding doors leading to the level garden. There is a brick fireplace and a working log burner fitted. This area also leads to the study.

Utility Room:

The utility room features a single sink as well as a variety of base and wall units. There is also plumbing for a washing machine and a door that leads to the exterior of the property. You will also find the combi boiler here.

Downstairs Shower Room:

The downstairs shower room has a W/C, a square sink with a cupboard and a large shower. There is a radiator fitted as well.

Master Bedroom:

The downstairs master bedroom has a large, rear-facing window that lets in lots of light and provides a view of the garden to this large room. As well as a built-in wardrobe, there is ample space for a bed of any size and additional storage.

Study:

The study is a large, light space with adequate room for a desk and storage. The garage can be accessed via this room.





First Floor:

Landing:

The upstairs landing is a carpeted space that gives access to the 2 upstairs bedrooms and bathroom. It also features a storage space built into the wall.

Bedroom 2:

The second bedroom is a very light space due to the 3-pane window that faces the front of the property. There is lots of space and a storage space built into the wall.

Bedroom 3:

Similar to the second bedroom, this room is large and light. It features a 3-pane window facing the rear of the property and has a storage space built into the wall.

Upstairs Shower Room:

This shower room has an electric shower, a square sink with storage and a W/C. There is also an opaque window.

Outside:

Garden:

To the rear of the property is a spacious, level garden that features a green house, shed and a patioed area. There is also a pathway down either side of the property.

Garage:

There is a garage attached to the property, that can be accessed externally and internally.



GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

While 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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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.





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Dawlish, Devon EX7 9BJ**



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Key Features:

- 3 Bedrooms
- 2 Bathrooms
- Garage and Driveway
- Large Rear Garden
- Utility and Study Rooms
- Log Burner



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Living in Dawlish

The property is just a short leisurely walk from the centre of town through quiet parks and along the brook. 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, also ten minutes' walk away, 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.

