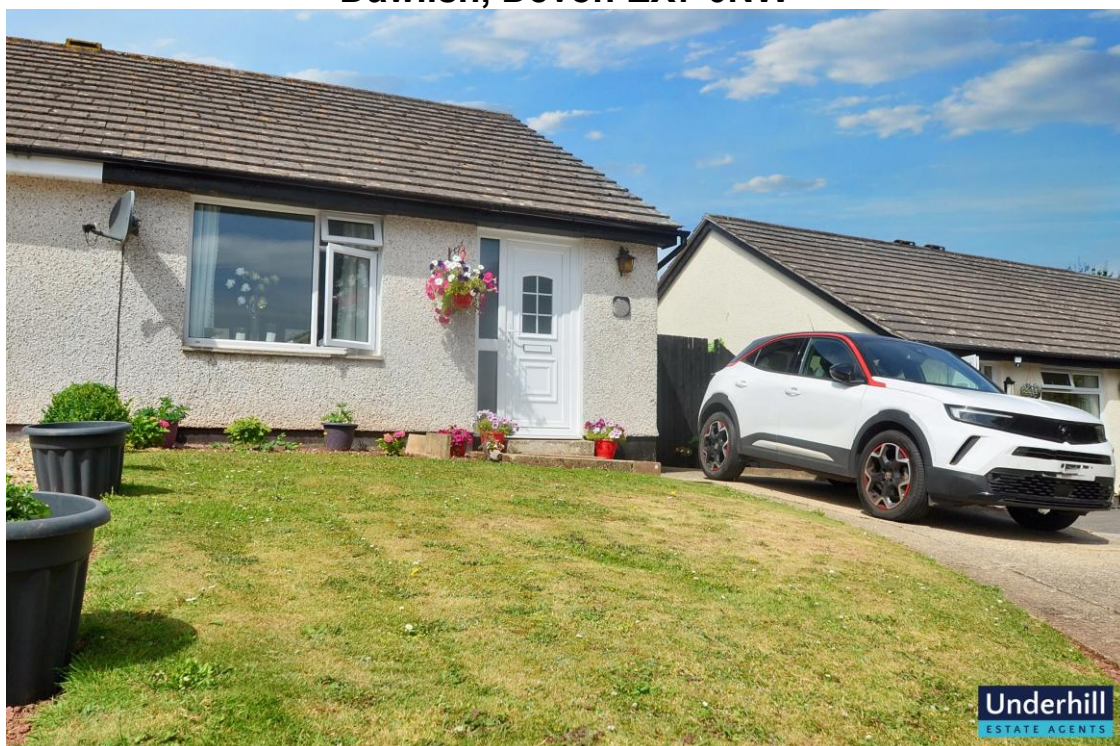


## 23 Firbank Road Dawlish, Devon EX7 0NW



**£230,000**

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

Charming Semi-Detached Bungalow in a peaceful residential area of the popular seaside town of Dawlish, this well-maintained 2-bedroom property offers comfortable, low-maintenance living with easy access to local amenities. Inside, the property features a spacious living room with a cosy electric fireplace, a compact and easy-to-clean kitchen, and a bright conservatory, providing an ideal second reception space. 1 bedroom enjoying a rear-facing outlook, a second sitting room and a conservatory. Outside, the property has a lawned front garden and a generous rear garden, mainly laid to lawn with attractive rockery features and gravelled seating areas. Conveniently situated close to public transport links, this bungalow is ideal for those seeking a quiet lifestyle by the coast, with all the charm that Dawlish has to offer.

**INTERACTIVE TOUR AVAILABLE ONLINE**

## Beautiful Bungalow in a Quiet Cul-de-Sac, Spacious • Well-Presented • Move-In Ready

Charming Semi-Detached Bungalow in a peaceful residential area of the popular seaside town of Dawlish, this well-maintained 2-bedroom property offers comfortable, low-maintenance living with easy access to local amenities. Inside, the property features a spacious living room with a cosy electric fireplace, a compact and easy-to-clean kitchen, and a bright conservatory, providing an ideal second reception space. 1 bedroom enjoying a rear-facing outlook, a second sitting room and a conservatory. Outside, the property has a lawned front garden and a generous rear garden, mainly laid to lawn with attractive rockery features and gravelled seating areas. Conveniently situated close to public transport links, this bungalow is ideal for those seeking a quiet lifestyle by the coast, with all the charm that Dawlish has to offer.

Tucked away in a peaceful cul-de-sac, this beautifully maintained bungalow offers stylish, single-level living with flexible accommodation. Featuring a front garden, a sweeping shared driveway with double gates leading to further private parking, and a sunny rear garden, this home is ideal for downsizers and professionals looking for a comfortable and practical property in a desirable setting.

### Exterior:

The property sits behind a well-kept front garden and benefits from a shared driveway that leads to double gates and additional secure parking at the side of the home. All windows throughout the property are double-glazed, contributing to both comfort and energy efficiency.

### Entrance Hallway:

A half-glazed front door, complemented by a floor-to-ceiling obscured window, creates a bright and welcoming entrance. The hallway features two built-in cupboards: one housing the boiler and another ideal for coats, shoes, and general storage.

### Lounge:

Located at the front of the property, the lounge offers a bright and inviting space with modern décor. A contemporary electric fire acts as a stylish focal point. The lounge provides direct access to both the kitchen and the inner hallway. The room benefits from a front-facing window, carpeted flooring and a double radiator.

### Kitchen:

The kitchen is well equipped with a range of base and wall units, topped with a black roll-top quartz-effect worktop fitted with a metal inset sink and drainer with mixer tap. Also fitted are an electric hob and extractor fan, an eye-level double oven, plumbing for an under-counter washing machine and space for an under-counter fridge. The room has vinyl flooring and a rear-facing window that looks out over the rear parking area.







### **Bedroom:**

A spacious double bedroom positioned at the rear of the property, with views over the garden. Ample space is available for a double bed and freestanding storage.

### **Bathroom:**

Fitted with a white suite, the bathroom includes a bath with electric shower over and fixed glass screen, pedestal wash basin, and close-coupled WC. Finished with modern tile-effect vinyl flooring. The room also benefits from a heated towel radiator and is clean, modern in presentation.

### **Sitting Room / Dining Room / Home Office:**

Currently used as a second sitting room with a guest bed, this adaptable space could be used as a dining room, home office, or occasional second bedroom. With carpeted flooring, a double radiator and a door through to the rear-facing conservatory, this room has the potential to adapt to your family's needs.

### **Conservatory:**

A double-glazed conservatory with a corrugated ceiling currently serves as a dining space. Sliding patio doors open directly onto the rear garden, providing seamless indoor-outdoor living. The room is bright and multipurpose and has great views across the rear garden.

### **Rear Garden:**

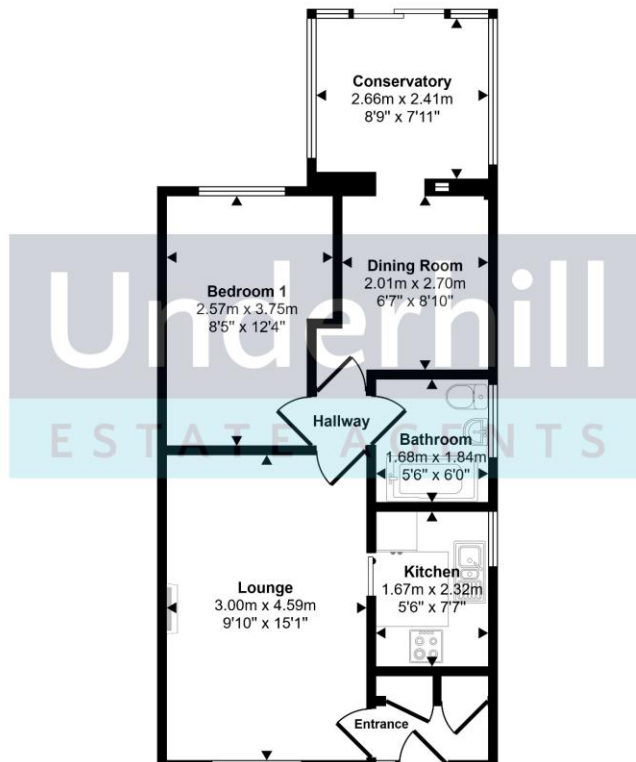
The rear garden is mostly laid to lawn and includes a rockery area and gravelled seating section—an ideal spot for enjoying afternoon and evening sunshine. To the side of the property, there is space to park a car behind the gates, or this area can be used for additional storage.

### **Dawlish:**

The property is near to public transport and just 5 minutes' drive from the town centre. Dawlish benefits from many independent shops and established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés.



Approx Gross Internal Area  
49 sq m / 526 sq ft



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.



29 The Strand, Dawlish, EX7 9PT

01626 245051

Text or WhatsApp 07486 653605

[www.underhillproperty.com](http://www.underhillproperty.com)

[admin@underhillproperty.com](mailto:admin@underhillproperty.com)

Catraine Property Ltd, trading as Underhill Estate Agents Boxall  
Registered in England & Wales No 15326185. Registered office 5 Orchard Gardens, Teignmouth, TQ14 8DP | Directors: K Lines and M Boxall