



48 Gatehouse Rise Dawlish, Devon EX7 0EH



£325,000

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

Welcome to this immaculate 4-bedroom family home in a popular residential area of town, within walking distance of a great primary and a great secondary school, Dawlish leisure centre and a short walk from the town centre and beaches. This beautifully presented property has spacious living accommodation, a large kitchen, a large garden room, a master bedroom with built-in storage and an ensuite shower room, three further bedrooms, a family bathroom, parking for 2 cars, an integrated garage with a remote control electric door and an easy-maintainable rear garden with patio, decking and a large storage shed/workshop. The property is double-glazed throughout and the combi boiler has recently been replaced. In addition, a large array of solar panels are installed, ready to be connected to the National Grid, which will generate the new owner regular income. Viewings are highly recommended.

Front of the Property:

The front of the property is concreted and provides parking for 2 cars and leads to the front door.

Entrance:

UPVC front door opens to a lobby area and a second door through to the hallway.

Hallway:

Provides access to the downstairs living accommodation, the staircase to the first floor and the downstairs W.C. Hard wearing vinyl, wood effect flooring has been laid, which runs through the living room and kitchen.

WC:

This small room houses a w.c. and a wall-hung corner hand basin.

Living Room:

This is a large open-plan space, with a large carpeted lounge, complete with built-in shelving and built-in tv console. The room works as a large family room and also has the potential to be divided to create a separate snug, playroom or office. The room provides access to the garden room and into the kitchen.

Kitchen:

This large, light and airy family kitchen provides plenty of workspaces and storage. The room is spacious enough for a family dining table or stand-alone island unit. A cooker and extractor hob are fitted, and there is space for a large fridge freezer.

Garden Room:

This room previously housed a pool table and bar. With a clear roof and windows overlooking the garden, this space is flexible and provides additional social space.

Garage:

The large garage is fitted with wooden shelving, designed to house multiple storage boxes. There is plumbing for a washing machine and a tumble dryer. The combi boiler is housed here. There is plenty of wall space for an inverter to be installed, to enable exporting of the solar generated electricity, to the National Grid. The garage door is electrically operated and controlled by remote controls.

First Floor:

All rooms are newly carpeted, except for the family bathroom and the en-suite, which are fitted with vinyl flooring.





Master Bedroom:

The bedroom is fitted with a large array of cupboards and has space for a king-sized bed. Windows look to both the front and rear of the property.

En-Suite:

A large walk-in shower with a mains-fed mixer shower, completed with a glass shower screen, and an ingenious space-saving close coupled toilet with integrated cistern sink, maximise the space, utilise all available space.

Bedroom 2:

This large double bedroom looks out over the front of the property. With 2 built in wardrobes and space for a king size bed and additional bedroom furniture.



Bedroom 3:

This double bedroom looks out over the rear of the property and has space for a double bed and additional bedroom furniture.

Bedroom 4:

This single room looks out over the rear of the property and has space for a bed and additional bedroom furniture.

Family Bathroom:

The family bathroom is fitted with an integrated toilet, sink basin, cupboards and d-shaped bathtub. A glass shower screen is fitted along with an electric shower. The airing cupboard is accessed here.

Rear Garden:

The rear enclosed garden provides a safe outside space. Laid mainly to patio with an area of artificial grass. A large, raised decking area provides space for outdoor dining and cooking. A large shed, which has also been used as a workshop, benefits from light panels and electricity is installed.

Viewings are highly recommended.



Living in Dawlish

The property is a 15-minute walk from the centre of town and the beach. 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.

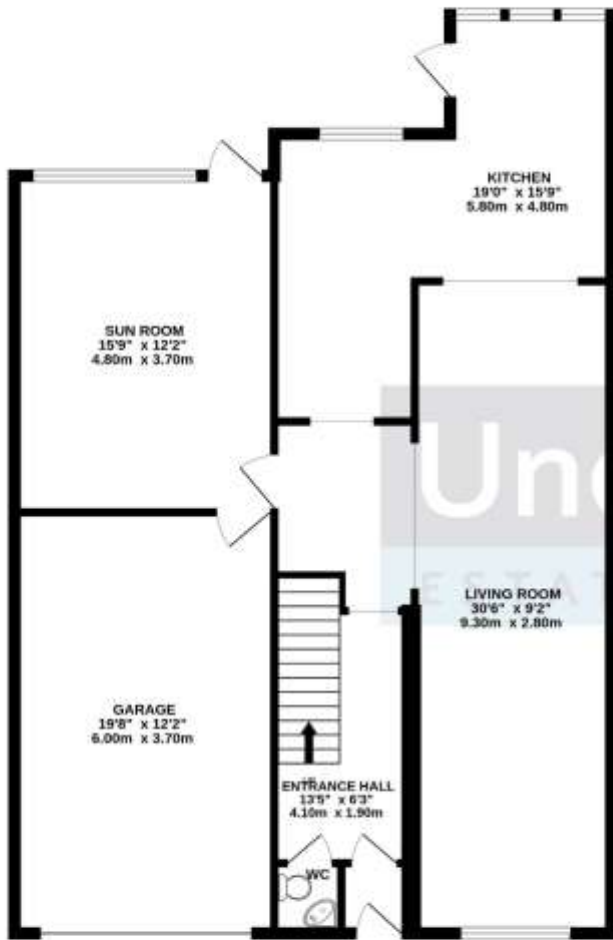


Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision 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.



GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.

1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 1615 sq.ft. (150.1 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.
Made with Metropix 6025

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

admin@underhillproperty.com

Catrine 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