



# SUMMERLAND AVENUE

DAWLISH, EX79LR



**Robert Williams**

SALES | LETTINGS | AUCTIONS

“The south facing terrace with pergoda is an idyllic spot to relax with views across the town and coast beyond”.



# SUMMERLAND AVENUE

DAWLISH, EX7 9LR

**We are delighted to present this sophisticated four-bedroom detached home nestled in a quiet, elevated position, offering breathtaking panoramic vistas spanning Dawlish town and coast. The impeccably presented accommodation includes lounge, open plan kitchen/diner, four bedrooms including master en-suite, family bathroom and separate WC/utility. Externally a garage and carport provide ample storage/parking and the garden has a summer house/sun deck from which to enjoy the stunning views.**

## THE PROPERTY

The property is approached via a driveway and steps leading to the front door. An entrance porch houses a coat and shoe cupboard and leads through to the central hallway. From here double doors connect the spacious living room in which the large front aspect window immediately draws the eye to the panoramic views. This room also features a modern woodburner and a sliding door to the front terrace.

An open entrance leads from the living room to the open plan kitchen/dining room. The kitchen area boasts matching shaker style cupboards and drawers with solid oak work surfaces, island unit, a double bowl Belfast ceramic sink with mixer tap, and integrated appliances including two ovens and five ring gas hob. Two Velux windows allow light to flood in. A door connects the kitchen directly to the hallway another at the rear leads to the garden and WC/utility, which has plumbing for washing machine and tumble dryer.

The bedrooms are positioned on the west side of the house with the large master bedroom enjoying a front aspect and the accompanying views. There is a modern en-suite shower room with thermostatic rainfall shower and glass screen, WC and wash hand basin. The second bedroom is also positioned to the front of the building with the two further bedrooms to the rear. The family bathroom, also boasting a quality finish, is accessed from the hallway and features an enclosed double shower cubicle, concealed system WC, wash hand basin with mixer tap, and Velux window.





## OUTSIDE

Outside one of the standout features of the property is the front terrace with pergola (with retractable sun screens). This south facing position received sun throughout the day and it the perfect place to relax and enjoy the views. The terraced rear garden benefits from two raised decking areas which also enjoy the views. One has an attractive summer house which can also be used as a home office. At the front of the property, adjacent to the driveway is the car port and garage with electric roller door. Mature shrubs, hedges, and fruit trees adorn the borders, enhancing the curb appeal of the property.





## LOCATION

Summerland Avenue is a quiet, no-through road accessed off Stockton Hill. It is a popular residential area of Dawlish, within walking distance of the town centre and sea front. There are public transport routes (bus and train) from Dawlish to Exeter as well as the neighboring towns of Teignmouth and Torquay. The M5 junction 30 is approximately 25 minutes by car.

## OUR OPINION

Overall, this lovely home presents a turn key purchase and viewing is highly recommended to fully grasp the quality of accommodation. There is also a large loft space with potential for conversion into further accommodation.



|   |   |            |   |   |            |
|---|---|------------|---|---|------------|
| 4 |  | bedrooms   | 2 |  | bathrooms  |
| 2 |  | receptions | 3 |  | car spaces |

**Local Authority:** Teignbridge Council

**Council Tax Band:** E

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** D

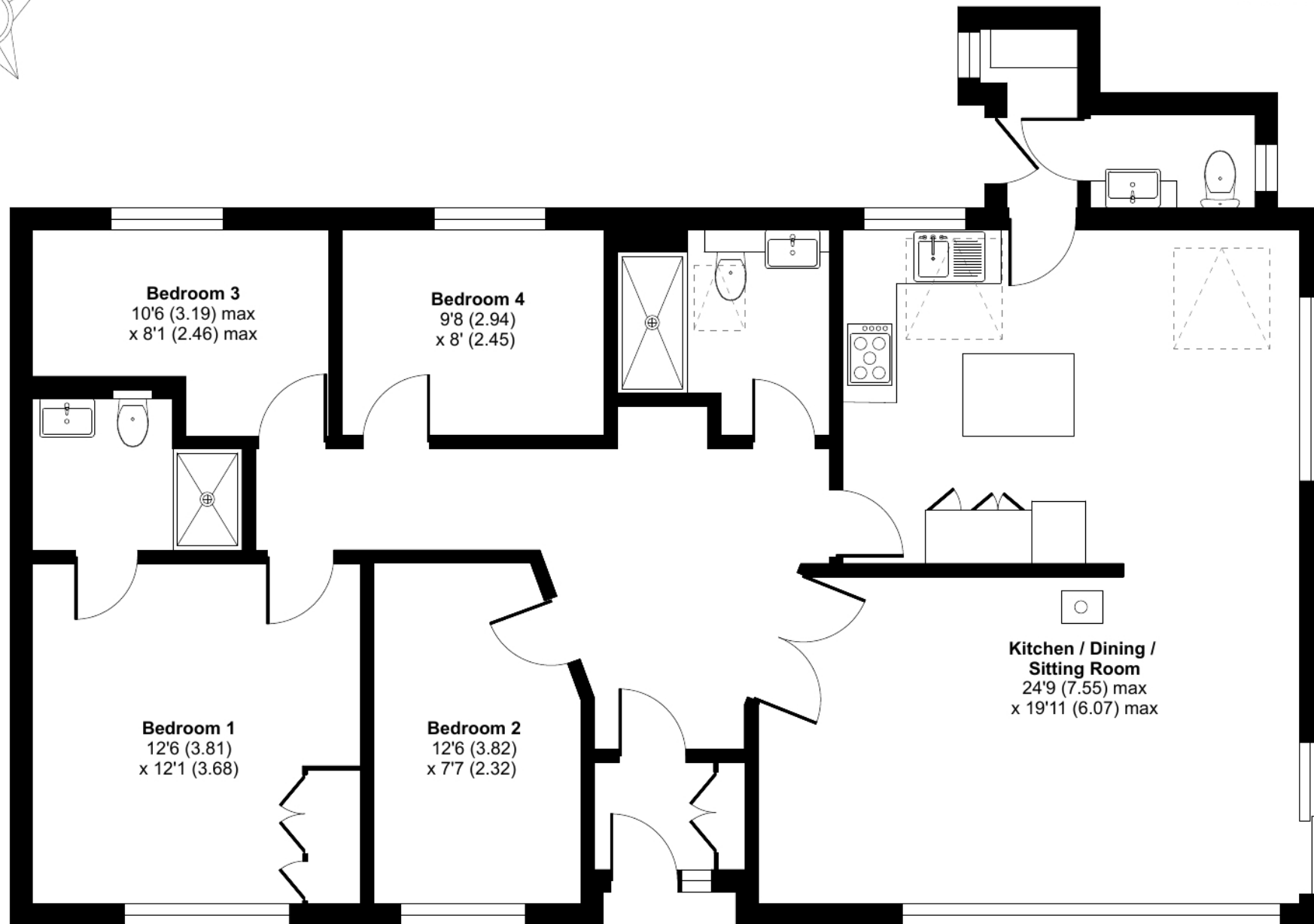




# Summerland Avenue, Dawlish, EX7

Approximate Area = 1195 sq ft / 111 sq m

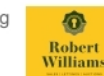
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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Robert Williams Ltd. REF: 1124223





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.