

Henty Avenue, Dawlish, EX7 0AW



A FANTASTIC opportunity to purchase this lovely 5 bed (2 en suite) large family home with stunning SEA VIEWS in a sought after area of Dawlish. The house is in great decorative order throughout. There is a large well maintained lawned garden with lovely established plants and patio and decked seating areas. In addition to the very large DETACHED DOUBLE GARAGE and ample drive parking (circa 6 cars+) there are three block built out buildings/storage workshops with light and power. This lovely unique family home needs to be viewed to be truly appreciated. FREEHOLD, COUNCIL TAX BAND - E, EPC - D

OIEO £550,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

LOCATION

Dawlish is renowned for its long, sandy beaches that stretch along the coastline. The Dawlish Town Beach is a popular spot for sunbathing, building sandcastles, and enjoying refreshing swims in the clear waters of the English Channel. The nearby Dawlish Warren Beach, with its sand dunes and nature reserve, provides a haven for wildlife and birdwatching enthusiasts.

One of Dawlish's distinctive features is the famous Dawlish Railway Line, which runs along the coast and offers breath-taking views of the sea. The line is known for its iconic red sandstone cliffs and the unique sight of trains passing right next to the water on the "sea wall." This scenic route is a favourite among railway enthusiasts and visitors to the area.

The town centre of Dawlish boasts a charming mix of traditional and modern architecture. You'll find a range of independent shops, cafes, and restaurants, where you can sample local delicacies and enjoy a leisurely stroll along the streets. The town is also home to some historic buildings, including the Dawlish Museum, which showcases the town's rich history and maritime heritage.

For nature lovers, Dawlish offers a variety of outdoor activities. The nearby Dawlish Warren Nature Reserve is a haven for wildlife, with its sand dunes, grasslands, and freshwater ponds. It provides opportunities for birdwatching, nature walks, and exploring the diverse ecosystems of the area.

Dawlish hosts various events and festivals throughout the year, including the Dawlish Carnival, a lively celebration featuring parades, live music, and entertainment for all ages. The town's close-knit community creates a welcoming and friendly atmosphere, making Dawlish an appealing place to live or visit.

Overall, Dawlish offers a unique combination of natural beauty, seaside charm, and a close-knit community. Whether you're looking to relax on the beach, explore the scenic surroundings, or immerse yourself in the town's rich history, Dawlish is a delightful destination on the Devon coast.

FRONT DOOR TO:

ENTRANCE PORCH

ENTRANCE HALL

Radiator, picture rail, telephone point, under stairs cupboard.

BEDROOM 5

uPVC double glazed window to the front enjoying sea views, two wall lights, television point, radiator.

EN SUITE SHOWER ROOM

Modern white suite comprising shower enclosure, WC and wash hand basin.

KITCHEN/DINING ROOM

A lovely spacious room with three uPVC double glazed windows overlooking the gardens, uPVC double glazed sliding patio doors leading to the rear garden, a range of matching eye level and base units with roll edge work surfaces incorporating a double bowl Franke black sink unit with mixer tap set in tiled surround, plumbing for automatic washing machine, plumbing for dishwasher, display cabinets, corner shelving, extractor hood, space for fridge/freezer, radiator.

UTILITY AREA

uPVC double glazed door and window to the garden. modern base units with work surfaces over.

CLOAKROOM

uPVC double glazed opaque window, low level WC and wash hand basin.





SITTING ROOM

Dual aspect room with uPVC double glazed bay window to the front enjoying views towards the sea, two uPVC double glazed windows to the side, fireplace with gas fire, radiator, television point, picture rail.

FIRST FLOOR LANDING

Picture rail, hatch to roof space. Doors to:

BEDROOM 1

Double aspect room with stunning views towards the sea, radiator, television point, door to:

EN SUITE SHOWER ROOM

Modern white suite comprising shower enclosure, WC, wash hand basin and obscure uPVC double glazed window and obscure fire escape window leading to an external fire escape.

BEDROOM 2

Dual aspect room with uPVC double glazed window to the front enjoying amazing sea views, and two uPVC double glazed windows to the side, picture rail, radiator.

BEDROOM 3

Dual aspect with uPVC double glazed windows to the side and rear of the property, radiator.

BEDROOM 4/STUDY

uPVC double glazed window to the front enjoying brilliant sea views, radiator.

LARGE FAMILY BATHROOM

A uPVC double glazed opaque window, modern double ended bath, large walk in shower cubicle, low level WC, wash hand basin, mirror with light, heated towel rail.

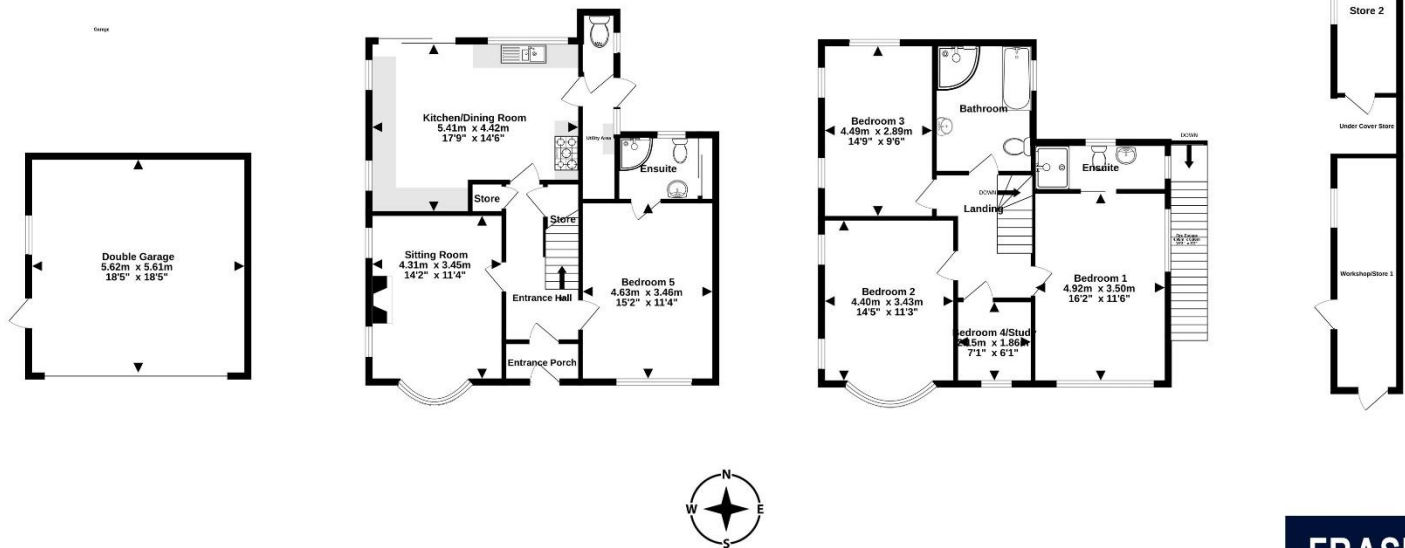
OUTSIDE

A tarmaced driveway with ample parking leading to the DOUBLE GARAGE. The large corner plot gardens are laid mainly to lawn to the side and rear of the property with flower beds and mature shrubs to the boundary fence. Paved area with summer house and seating, Also to the rear of the property is a large decked area and a range of outbuildings, covered storage area, fire escape and shed. There is gated access to both sides of the property.

DOUBLE GARAGE

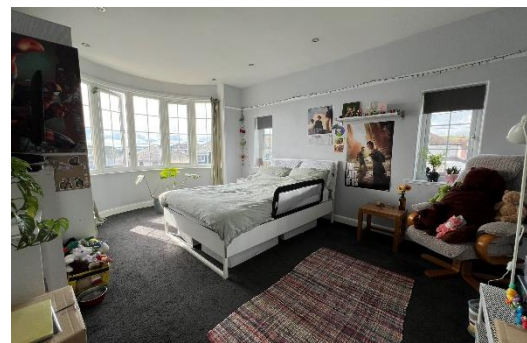
Remote controlled garage door, light and power, ample storage. uPVC double glazed window and door to the side of the gara





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 ©2023

**FRASER
&
WHEELER**



19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.