

# The Humpy, Badlake Hill, Dawlish, EX7 9BB



Impeccably presented throughout, this remarkable 3-bedroom detached residence exudes elegance and boasts exceptional curb appeal. Nestled at the conclusion of an esteemed private road on the periphery of Dawlish, the property occupies a central position within the plot, spanning approximately 1/4 of an acre. Revel in delightful vistas encompassing the town, the sea, and the Luscombe Estate. This residence further offers an oversized double garage, a brick-paved parking enclave, enchanting gardens, and a detached brick-built garden room. The latter presents an enticing opportunity for conversion into an annex, contingent upon securing the requisite planning permissions and consents. The property is offered as a freehold, falls within Council Tax Band F, and possesses an Energy Performance Certificate rating of C.

Guide Price £795,000

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**OPEN COVERED PORCH WITH DOUBLE GLAZED FRONT DOOR AND SIDE WINDOWS TO.**

**ENTRANCE HALL**

Radiator, coved ceiling, fitted storage cupboard, stairs lead to the first floor landing, luxury Karndean flooring extending across the majority of the ground floor and doors to the principal rooms.

**KITCHEN/DINING ROOM**

A stunning room that is the hub of the home with a beautiful kitchen comprising base and eye level units quartz work surfaces over, central island unit including breakfast bar, induction hob with central extractor, under counter ambient lighting, sink unit, dishwasher, large integrated fridge, wine cooler, eye level double oven and microwave, uPVC double glazed windows to the front and rear with lovely views, 2 sets of patio doors leading to the garden, 2 radiators, feature lighting and wood burner with slate clad wall surround.

**UTILITY ROOM**

Base units with work top over, plumbing for a washing machine, stainless steel sink with drainer, space for under counter freezer, radiator, splash backs, uPVC double glazed window to the rear, uPVC double glazed door leading to the rear garden, coved ceiling, door to services cupboard housing the wall mounted central heating boiler, fuse box and shelving.

**LIVING ROOM**

A lovely dual aspect room with uPVC double glazed windows to the front and rear of the property, 2 radiators and coved ceiling.

**BEDROOM 3**

uPVC double glazed window to the front again with stunning views towards the sea, coved ceiling with spot lights and fitted floor to ceiling wardrobes fitted to one wall.

**FAMILY BATHROOM**

A spacious modern room comprising bath, WC, dual wash hand basins set in a work surface with vanity cupboard below, double shower enclosure, radiator, uPVC double glazed window to the rear, coved ceiling, extractor fan and spot lights.

**FIRST FLOOR LANDING**

Velux window to the rear, double doors to a large airing cupboard with radiator. Currently converted as an office space. Doors to:

**BEDROOM 1**

lovely light and spacious room with Velux window to the rear, 2 radiators, large areas of eaves storage, uPVC double glazed window to the side with a lovely open view, TV point, uPVC double glazed window to the front with views over Dawlish towards the sea and Luscombe estate. Deep fitted wardrobes with lighting and door to:

**EN SUITE SHOWER ROOM**

Suite comprising double shower enclosure, storage cupboard, heated towel rail, pedestal wash hand basin, WC, uPVC double glazed window to the front, part tiled walls, spot lights and extractor fan.

**BEDROOM 2**

Velux window to the rear, uPVC double glazed window to the side and front of the property again with lovely open views over Dawlish and towards the sea, eaves storage, 2 radiators. Doors to:







#### **EN SUITE SHOWER ROOM**

Part tiled walls, thermostatic mixer shower, wall hung WC and wash hand basin, heated towel rail, spot lights, extractor fan and Velux window to the side with lovely views.

#### **WALK IN WARDROBE**

Hanging and shelving space to either side, light and access to further eaves storage.

#### **OUTSIDE**

Approached via a brick-paved driveway leading to the double garage, this property welcomes you with charm. Ascend gentle steps to the front door, where the front garden unfolds—a verdant expanse predominantly laid to lawn, adorned with established trees that offer a delightful vista over Dawlish while ensuring a high level of privacy. Connected to the living space, a generously sized patio opens up to a meticulously landscaped lawned garden, embraced by a distinctive stone wall. Steps gracefully guide you to the garden room and the rear garden. The latter features two expanses of lawned garden, bordered by raised flower beds framed with railway sleepers. Providing access to the back door and flanking either side of the property, the rear garden is designed for convenience. The gardens stand out as a distinctive highlight of the property, presenting numerous seating

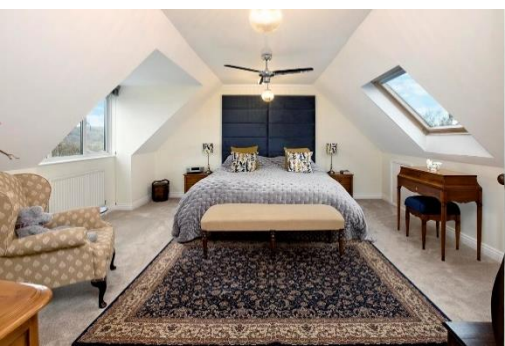
areas strategically positioned to capture the sun throughout the day. The property is also very well positioned for local walks.

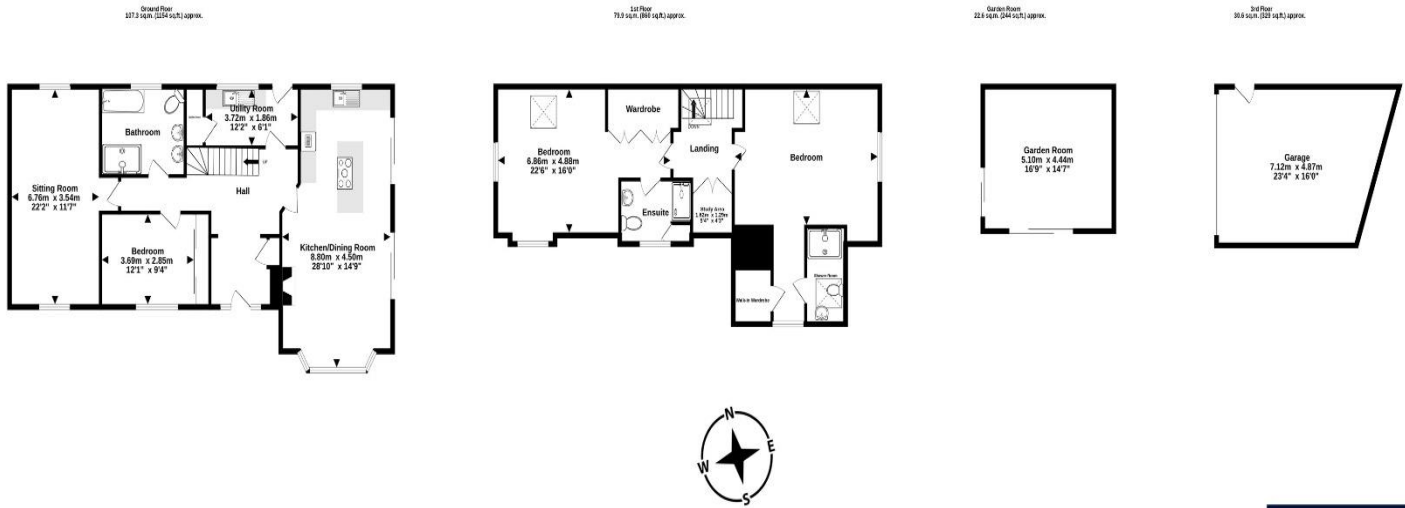
#### **BRICK BUILT DETACHED GARDEN ROOM**

An incredible and adaptable area, this garden room serves as a superb space for entertaining. Boasting a vaulted ceiling, the room is illuminated by uPVC double-glazed sliding doors to both the front and side, providing a charming view of the garden and its surroundings. The space is thoughtfully equipped with a sink unit featuring water and drainage facilities, adding to its functionality and convenience.

#### **DOUBLE GARAGE**

Light and power connected, electric door and obscure glazed side door with ramp leading to the front of the property. The garage roof has been used for solar panels and the garage itself has battery storage enabling the owners to reduce the electric bills to the home.





**TOTAL FLOOR AREA : 240.4 sq.m. (2588 sq.ft.) 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.  
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