

Sherwells Close, **Dawlish Warren**, EX7 0PL

Offering spacious and versatile accommodation this individual detached property includes an annex and separate studio. It stands on a generous plot with ample parking and easy access to the beach and town. The accommodation could also be arranged to provide one sizeable family home and comprises; reception hall, living room, semi open plan kitchen/dining room, 3 bedrooms and bathroom. Annexe; Living room, kitchen/diner, double bedroom, bathroom. Large garage, studio, carport, ample parking, mature and private garden. Tenure: Freehold. Council Tax Band: C & A. EPC: D

£700,000

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This individual detached bungalow offers a great, quiet location a little way along a private road just a short walk from a country park. Less than a mile down a country lane is the beach, nature reserve, links golf course, railway station, pubs and local shops with Sainsbury's equally accessible. Dawlish town centre is about two miles distance with its independent shops and cafes, as well as schools, leisure centre and hospital.

The property is currently arranged to provide an annexe which could easily be connected to the main property as there is a connecting door from the hallway and the utilities are shared. The annexe does have its own entrance and area of garden so can equally be relatively independent. The accommodation is fitted with uPVC double glazing and oil-fired central heating with radiators to all principal rooms.

Accommodation

The property is approached by steps up to the front door which lead to an entrance porch and then to a reception hall with all

rooms leading off. The sitting room is a bright spacious room with a marble fireplace and a lovely outlook over the garden with French doors opening on to a balcony which is a beautiful spot to enjoy the sunshine late into a summers evening. Double doors lead to the kitchen/dining room which is a great family space and is also ideal for entertaining. It is fitted with a comprehensive range of units and the room has been designed to incorporate a utility area. French and patio doors open on to a secluded patio; the perfect place for an al fresco breakfast.

The study is an internal room with glazed blocks borrowing light from the hallway and there are three double bedrooms, each with a pleasant outlook onto either the front or rear garden, with the main bedroom also having fitted wardrobes. The bathroom is fitted with a white suite including a bath and separate shower cubicle and is of a 'Jack and Jill' arrangement connecting to the main bedroom. There is also a shower room finished with a modern white suite. At the end of the hallway is a door connecting to the annexe.

Annexe

Approached from the front of the property, double doors lead to the spacious, double aspect sitting room with a feature fireplace and stairs up to the kitchen/diner. It is also a double aspect room and is fitted with a range of white cupboard and drawer base and wall units and a door leads to the rear garden. Stairs then lead up to a small landing with doors off to the double bedroom and shower room. The bedroom has built in wardrobes to one wall and a lovely open outlook to the front aspect. The shower room is fitted with a modern white suite including a double walk-in shower enclosure.

Studio

Approached via stairs from the garage the studio is a large bright space suitable for a variety of purposes with the benefit of a shower room with shower cubicle, hand basin and WC.

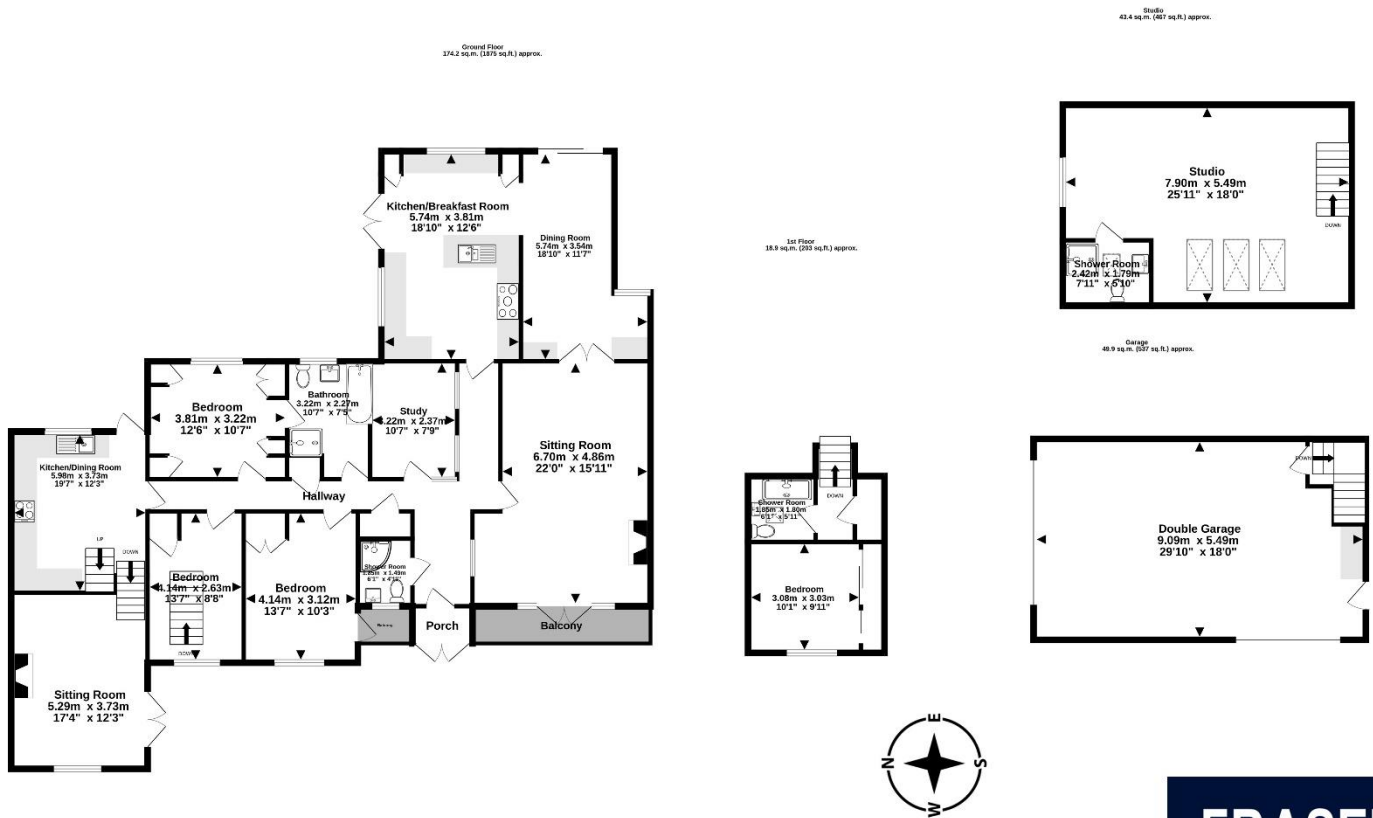
Outside

The property stands on a plot of around a third of an acre and is approached by a long tarmac drive which provides parking for several vehicles. There is also a useful carport and double garage with electric doors to the front and side.

The main area of garden is to the front, being laid to lawn with mature trees and shrubs providing plenty of privacy and attracting a variety of wildlife. There are also paved seating areas, a rockery and a pond.

To the rear is a secluded garden, mainly laid to patio with a raised lawn and borders. A section of garden has been fenced to provide a secluded area of patio garden for the annexe.





TOTAL FLOOR AREA : 286.3 sq.m. (3082 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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