

Exeter Road, **Dawlish**, EX7 9JA

We are delighted to offer for sale this spacious detached chalet style bungalow which is situated in an elevated but very central position within a few hundred yards from the town centre, beach and mainline railway station with stunning views over the Dawlish Coastline. FREEHOLD, COUNCIL TAX BAND - D, EPC - D.

£325,000

01626 862379

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FRASER & WHEELER

ENTRANCE PORCH

Double glazed door and windows to.

HALLWAY

Stairs to first floor with cupboard under and doors to:

SITTING ROOM

Double glazed window to the front enjoying sea views, window to the side and rear, 2 radiators, 4 wall light points, coved ceiling and feature wood burning stove with slate hearth and wood beam over.

KITCHEN/DINING ROOM

Fitted wall and base units with work top over, stainless steel double drainer sink unit, gas oven and gas hob, wall mounted grill, space for fridge and freezer, larder cupboard, double glazed window to rear, double glazed bay window enjoying sea and coastal views and radiator.

UTILITY AREA

Plumbing for washing machine and dishwasher, space for tumble dryer, UPVC double glazed windows enjoying sea views and door to the front of the property. Perspex roofing extending to the rear of the property providing a useful storage area and door to side access.

BATHROOM

Suite comprising tiled shower cubicle with fitted electric shower unit, low level WC, pedestal basin, panelled bath, radiator, obscure double glazed window.

FIRST FLOOR LANDING

Hatch to loft space with folding ladder fitted. door leading to the rear garden and window to the front with stunning views.

BEDROOM 1

Double glazed window to front and side enjoying sea and coastal views, fitted wardrobes and radiator.

BEDROOM 2

Double glazed window to front enjoying sea and country views and radiator.

BEDROOM 3

Window to the rear of the property looking onto the garden.

BEDROOM 4

Window to the rear of the property looking onto the garden and fitted wardrobe.

CLOAKROOM

Suite comprising WC and wash hand basin.

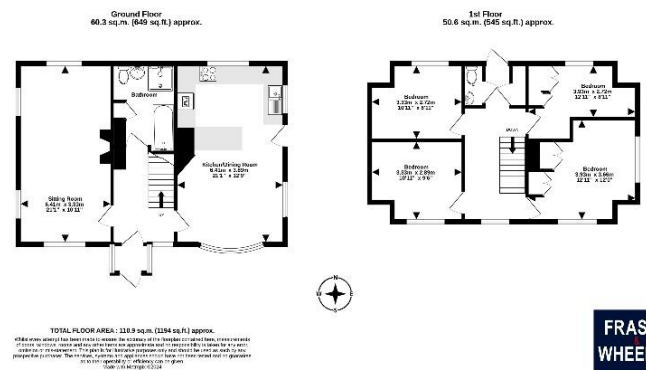
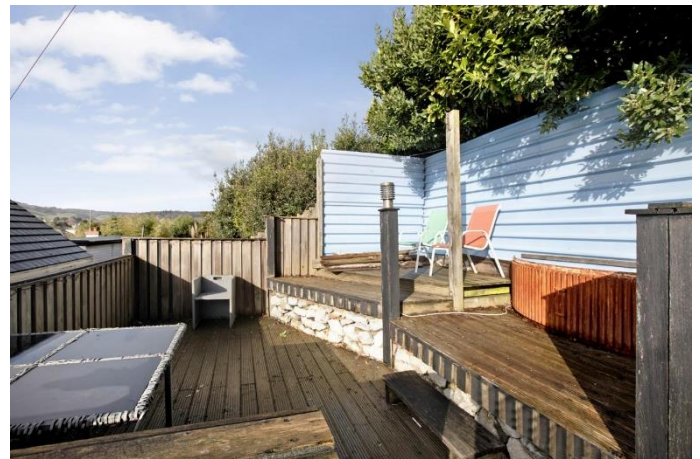
OUTSIDE

The bungalow is approached by a number of steps and gate leading to a good sized sun terrace with southerly aspect. Further steps lead to the side and rear. The rear garden is enclosed and terraced mainly being laid to

lawn with a good size shed and raised decked seating area ideal for taking in the views.

AGENTS NOTE

Please note the property is accessed via steps to the front of the property and has no parking.



**FRASER
WHEELER**

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