

Meadow Rise, Dawlish, EX7 9AZ



Far reaching views of the nearby countryside can be enjoyed from this extended detached bungalow which offers light, well proportioned accommodation and is situated just half a mile from the town centre. Standing on a generous size plot it offers a sunny and secluded rear garden. Reception Hall, Living/Dining Room, Kitchen, 3 Double Bedrooms, En Suite, Bathroom, Store, Garage.

Tenure: Freehold. Council Tax Band: D. EPC: D

£425,000

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Location

Situated less than a mile from the sea front and town centre this spacious property offers a great location convenient for a range of shops and cafes as well as public transport yet is peacefully located close to beautiful countryside.

Accommodation

This extended detached bungalow offers spacious, well proportioned accommodation fitted with gas central heating and uPVC double glazing. The principal rooms benefit from a delightful open and sunny aspect with views towards the beautiful countryside on the nearby Luscombe Estate. The entrance hall provides a spacious reception area with stripped floorboards, useful storage cupboards and access to the loft space. Doors lead off to all rooms. The bright and spacious Living/Dining Room has a large picture window allowing the light to flood in and the views towards the countryside to be enjoyed from the comfort of the sofa. A gas fire set in a feature fire place provides a focal point and double doors lead to the main bedroom. This spacious double room also enjoys the country views and has the benefit of an en suite shower room with large shower cubicle, wash hand basin set in a vanity unit and WC. The kitchen is also a generous size and enjoys the lovely views as well. It is fitted with a comprehensive range of base and wall units with integrated appliances including an electric oven and grill, four ring gas hob and slimline

dishwasher. The two further double bedrooms offer built in storage and a pleasant outlook onto the front garden. The bathroom is fitted with a white suite with a shower over the bath, vanity wash hand basin and WC.

Outside

To the front of the property an attractive area of garden is stocked with established shrubs providing screening and has a small area of lawn. The rear garden enjoys a good degree of privacy and a sunny, southerly aspect which can be enjoyed from the paved seating area which runs the width of the property. There is an area of level lawn with an established mix of shrubs and evergreens. There is lighting and cold water tap. A path leads down to an additional area of garden with greenhouse.

Storage

The property has the advantage of a significant storage area under the bungalow which is accessed from the rear garden and has plumbing for a washing machine and also houses the gas boiler. Also there is a Garden room accessed from the garden with light and power for storage of garden equipment, tools and any other items.

Parking

To the front of the property is a hardstanding parking area with room for up to two small cars and a driveway leads down to the single garage which has light and power.





Measurements

Reception Hall

Living/Dining Room
5.44m x 5.32m (17'10" x 17'5")

Kitchen
4.40m x 3.33m (14'5" x 10'11")

Bedroom 1
4.08m x 3.13m (13'5" x 10'3")

En Suite
2.27m x 1.93m (7'5" x 6'4")

Bedroom 2
3.84m x 3.41m (12'7" x 11'2")

Bedroom 3
3.59m x 3.21m (11'9" x 10'6")

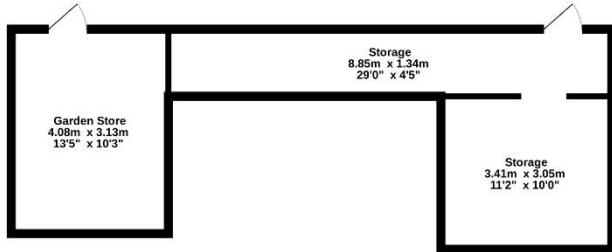
Bathroom
2.80m x 1.97m (9'2" x 6'6")

Outside

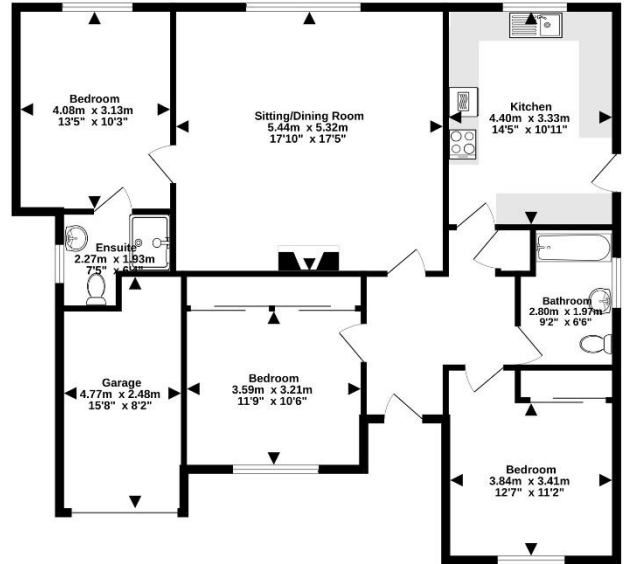
Garage
4.77m x 2.48m (15'8" x 8'2")



Garden Level
35.0 sq.m. (377 sq.ft.) approx.



Ground Floor
112.1 sq.m. (1207 sq.ft.) approx.



TOTAL FLOOR AREA : 147.2 sq.m. (1584 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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