

Upper Longlands, **Dawlish**, EX7 9DD

Superb far reaching views over the town towards the nearby countryside and sea can be enjoyed from the balcony and principal rooms of his well proportioned terrace house. It benefits from a sunny, southerly aspect and is fitted with uPVC double glazing and gas central heating and comprises: Reception Hall, Living Room, Balcony, Dining Room/Bedroom 4, Kitchen/Breakfast Room, 3 Bedrooms, En Suite Shower Room, Bathroom. Store/Utility, Garage. Easy Garden.

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

£285,000

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Introduction

Superb views over the town, surrounding countryside and towards the sea can be enjoyed from this well proportioned terraced house. The sitting room and balcony provide the best places to relax and appreciate the sunny, southerly aspect and fabulous views. The versatile accommodation is arranged over two floors and has been built to a reverse level design to maximise the views from the living space. The property is situated in a cul de sac approximately half a mile walk from the town centre which offers a range of independent shops and eateries, a beach and bus and rail services.

Accommodation

The property is approached via steps which lead down from the road and offers accommodation arranged to a reverse level design to ensure living space maximises the views over the town towards the countryside and sea. The reception hall has access to the loft space, stairs to the lower ground floor and doors off to all rooms. The living room is a bright room with picture window taking full advantage of the open southerly aspect and far reaching views and a door leads to the balcony which offers the perfect space to relax in the sunshine and enjoy the views. The kitchen/breakfast room is fitted with a range of

wood base and wall units with granite style worktops including a breakfast bar. Integrated appliances include dishwasher and fridge as well as a built in electric double oven and five ring gas hob. Also on this floor is the dining room which is currently being used as a double bedroom and also enjoys the fine views and there is a further bedroom. On the lower ground floor is the main bedroom which looks onto the garden and has built in wardrobes and a door leads to the en suite which includes a large shower cubicle, wash hand basin and WC and is finished with fully tiled walls. There is a further bedroom which also looks on to the garden and a bathroom fitted with a modern white suite with electric shower over the bath, wash hand basin and WC.

Outside

The property is approached down steps from the road and to the front of the property there is a useful store underneath the garage which is used as a utility area with plumbing for a washing machine. The rear garden enjoys the southerly aspect which can be enjoyed from the paved patio. Steps with adjacent rockery lead down to a small area of lawn with low hedge borders. A gate provides access onto a rear pedestrian footpath which in turn leads down to the town centre.





Parking

The property has a single garage and hardstanding parking space

Measurements

Sitting Room

4.63m x 3.36m (15'2" x 11'0")

Kitchen

3.48m x 3.27m (11'5" x 10'9")

Bedroom

3.66m x 2.43m (12'0" x 7'12")

Study/Bedroom

2.19m x 2.19m (7'2" x 7'2")

Lower Ground Floor

Bedroom

3.60m x 2.60m (11'10" x 8'6")

En Suite Shower Room

Bedroom

3.32m x 3.02m (10'11" x 9'11")

Bathroom

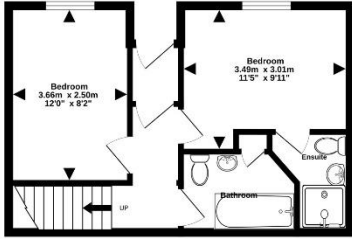
Outside

Garage

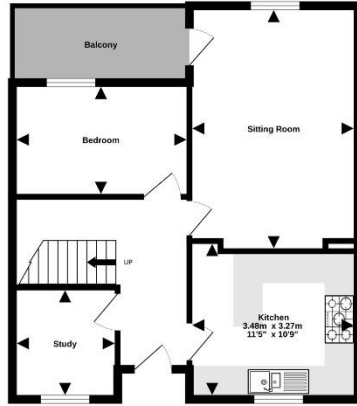
4.90m x 2.40m (16'1" x 7'10")



Lower Ground Floor
33.1 sq.m. (346 sq.ft.) approx.



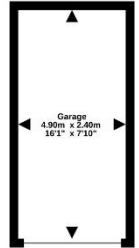
Ground Floor
53.2 sq.m. (570 sq.ft.) approx.



Utility Room Below Garage
4.3 sq.m. (46 sq.ft.) approx.



Garage
11.7 sq.m. (126 sq.ft.) approx.



TOTAL FLOOR AREA : 99.4 sq.m. (1070 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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