

South Downs Road, **Dawlish**, EX7 0LB



A spacious 2 bedroom detached bungalow situated in one of the most sought-after locations in Dawlish. This property briefly comprises sitting room/sun lounge, kitchen/diner, utility room, WC, 2 spacious bedrooms, shower room and garden room. The property also benefits gas central heating, majority double glazing, GARAGE and parking.
NO ONWARD CHAIN, FREEHOLD, COUNCIL TAX - E, EPC - D.

£397,500

01626 862379

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FRONT DOOR

uPVC double glazed front door and side window opening to vestibule.

INNER DOOR

Multi glazed door opening into:

ENTRANCE HALL

Doors to principal rooms, radiator, two storage cupboards with hanging rails and shelving, further storage cupboards housing Combination boiler, skylight and door to:

SITTING ROOM/SUN ROOM

A spacious room with feature fireplace with stone surround, two radiators, wall lights and two skylights. uPVC double glazed doors with side windows open out to a patio area.

KITCHEN/DINER

A selection of matching base and eye level units with roll top work surfaces over, stainless steel one and half bowl sink and drainer, mixer taps and tiled splashbacks. Integrated eye level double oven with extractor over and gas hob. Space and plumbing for dishwasher and fridge. uPVC double glazed windows to the front and side aspects, radiator, laminate flooring and coved ceiling.

UTILITY ROOM

uPVC double glazed window and door leading out to the side of the bungalow. base unit with roll top work surfaces over and stainless steel sink and radiator. spaces for washing machine and tumble dryer. Integral door to the garage and door to:

WC

Low level WC and wash hand basin.

BEDROOM 1

A spacious bedroom with a selection of fitted wardrobes and drawers, radiator and telephone point. Wash hand basin with vanity storage under, access to loft space and uPVC double glazed doors with side windows opening out to a sun terrace.

BEDROOM 2

uPVC double glazed window to the rear aspect with a sea glimpse, port hole window to the side, fitted wardrobe with hanging rail and storage shelf. Corner wash hand basin.

SHOWER ROOM

Walk in double enclosure with thermostatic shower over and glass sliding door, low level WC, wash hand basin with vanity storage under, part tiled walls, radiator and uPVC obscure double glazed window to the side aspect.





OUTSIDE

To the front of the property a paved drive leads to the single GARAGE. Established trees and shrubs are planted in the front garden with the ground being laid with chippings. A path way runs down each side of the bungalow leading to the summer house, patio area and sun terrace. Further mature trees, shrubs and plants run throughout the garden with ornamental chipping laid to the ground. The garden also benefits outside water tap and lighting.

SUMMER HOUSE

uPVC double glazed window looks over the neighbouring field and towards the countryside. Further glazed windows lay to the front and rear aspects, benefits include power and a wash hand basin.

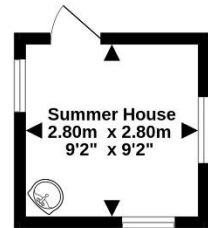
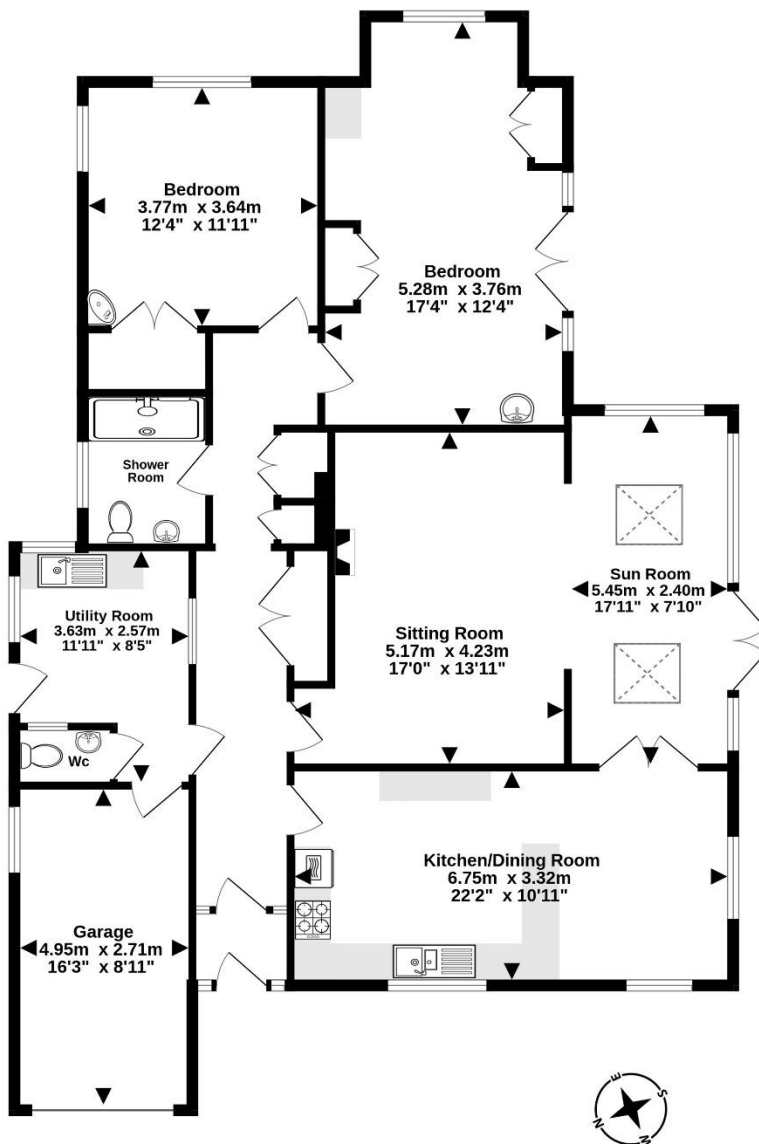
GARAGE

Metal up and over electric garage door, power light, wall mounted meters and consumer units. Glazed window to the side and a rear integral garage door opening to the utility room.



Ground Floor
138.0 sq.m. (1486 sq.ft.) approx.

Summer House
7.9 sq.m. (85 sq.ft.) approx.



TOTAL FLOOR AREA : 145.9 sq.m. (1570 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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19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



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