

Shutterton Lane, **Dawlish**, EX7 0PD

Beautifully presented semi detached house offering versatile accommodation with annex potential, just yards from the beach and railway station. Sympathetically updated to accentuate the period features of this comfortable and spacious home the accommodation comprises;

Reception Hall, 3 Reception Rooms, Ground Floor Bedroom and Shower Room, Bedroom Suite with Dressing Room and Shower Room, 3 Further Bedrooms, Bathroom. Generous Garden, Ample Parking.

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

£575,000

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Location

The property offers a fantastic location to maximise the seaside lifestyle, located a short walk from the beach and just yards from a National Cycle Route providing a safe, level ride to The Quay in Exeter alongside the estuary and canal. It is also a short walk from the Country Park which is ideal for dog walks. The beauty of the setting can be further enjoyed from the Dawlish Warren National Nature reserve as well as the adjacent links golf course. On the doorstep are a range of facilities including general store, bakery, take away food outlets, pubs and seasonal shops as well as regular bus services and a mainline railway station. Further amenities can be enjoyed in the nearby town of Dawlish which can be reached by taking a gentle stroll along the sea wall or by using public transport.

Accommodation

The beautifully presented and spacious accommodation offers flexibility to meet a range of requirements. It is currently arranged with an annex on the ground floor which has the benefit of its' own entrance. It is fitted with uPVC double glazing with the windows to the front having a sunny aspect allowing the rooms to be flooded with light. It is also fitted with LPG central heating with radiators to all principal rooms. The accommodation has been tastefully updated by

the current owners including the installation of a new period style kitchen.

Entry to the property is in to a useful entrance porch which in turn leads to the spacious reception hall with varnished floorboards that continue through to the dining rooms and sitting room. To one corner of the sitting room is a wood burner. Double doors from the dining room lead to the breakfast room which is a great place for relaxing overlooking the garden. This room flows through to the kitchen which is complete with integrated dishwasher and has space for a large fridge freezer and range cooker. A door leads to the area currently used as an annexe which includes a sitting room with bay window, bedroom, new shower room and separate WC.

On the first floor is the bedroom suite which is arranged with a dressing room which leads to the main bedroom with a small staircase and has an en suite bathroom. There are two further double bedrooms, both with a lovely open outlook and a single bedroom and bathroom.

Outside

The property is approached via long driveway with level lawn to either side a range of established trees and shrubs. A raised patio





provides an excellent place to soak up the sun throughout the day. A path to the side leads to the rear garden which is arranged with a paved patio, ideal for enjoying the sun at either end of the day. There is an area of level lawn and a useful garden shed.

Parking

To the front of the property is a hardstanding parking area.

Measurements

Sitting Room

12'6" x 11'10" (3.81m x 3.61m)

Dining Room

12'4" x 12'0" (3.76m x 3.66m)

Breakfast Room

11'3" x 7'7" (3.43m x 2.31m)

Kitchen

16'5" x 9'9" (5.00m x 2.97m)

Annex

Sitting Room

14'2" max. x 13'11" (4.32m max. x 4.24m)

Bedroom

8'0" x 7'11" (2.44m x 2.41m)

First Floor

Bedroom 1

14'9" x 11'10" (4.50m x 3.61m)

Dressing Room

9'11" x 9'8" (3.02m x 2.95m)

Bedroom 2

12'4" x 11'10" (3.76m x 3.61m)

Bedroom 3

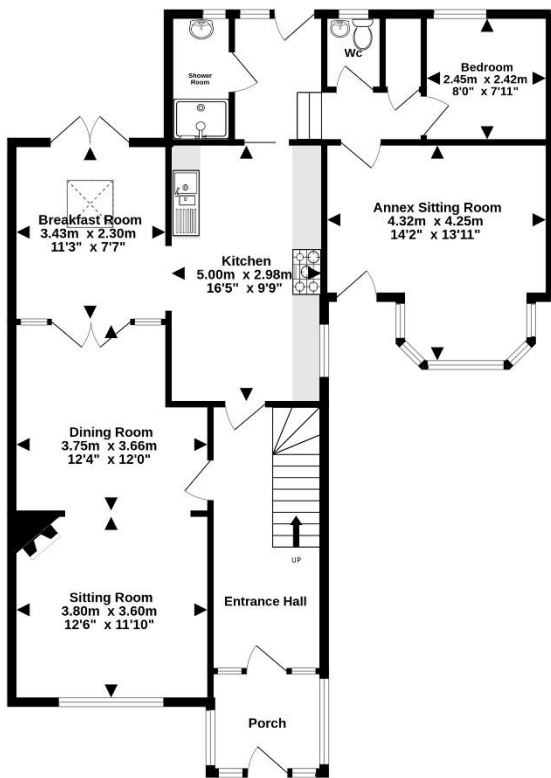
12'0" x 9'0" (3.66m x 2.74m)

Bedroom 4

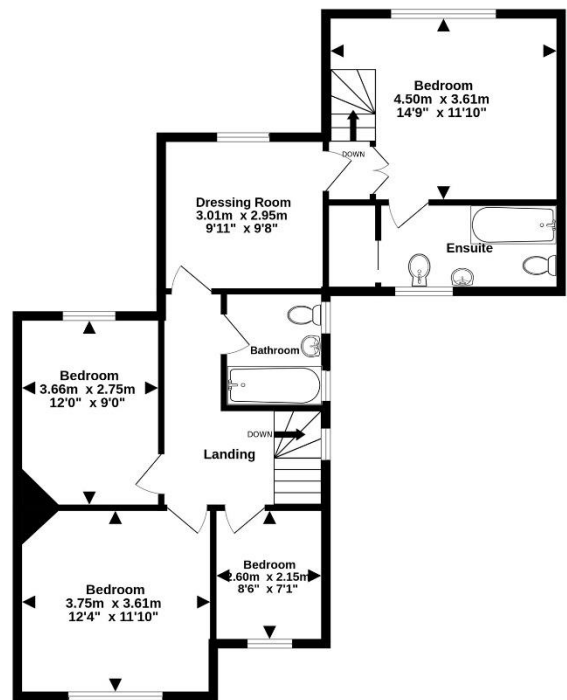
8'6" x 7'1" (2.59m x 2.16m)



Ground Floor
100.1 sq.m. (1078 sq.ft.) approx.



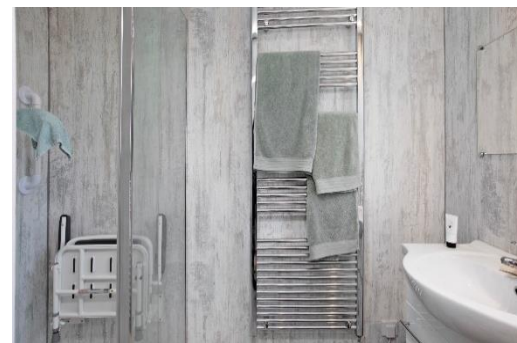
1st Floor
74.8 sq.m. (805 sq.ft.) approx.



TOTAL FLOOR AREA : 174.9 sq.m. (1883 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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