

Meadow Park, Dawlish, EX7 9BU



An extended 3/4 bedroom detached house situated in an elevated position with stunning views over Dawlish, out to sea and over the Luscombe Estate. The property has a fantastic balcony, good size enclosed garden, garage and parking.

FREEHOLD, COUNCIL TAX BAND - E, EPC - C.

£415,000

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www.fraserandwheeler.co.uk

FRASER & WHEELER

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Radiator, stairs leading to the first floor, coved ceiling and doors to:

WC

Suite comprising wash hand basin, WC, radiator and obscure glazed window to the front.

BEDROOM 1

uPVC double glazed picture window and door leading to the balcony, fitted mirror fronted wardrobes, radiator and coved ceiling.

BALCONY

Metal railing and lovely views over Dawlish.

BEDROOM 2

uPVC double glazed window to the front of the property, radiator, coved ceiling and fitted cupboard.

BEDROOM 4

uPVC double glazed window and door to the front again leading to a small balcony with lovely views. Radiator and 2 windows to the rear.

FIRST FLOOR LANDING

Doors to:

SITTING ROOM

A lovely room with radiator, coved ceiling, dado rail, gas fire, uPVC double glazed window and large sliding patio door leading to the balcony.

BALCONY

A large balcony with stunning 180-degree views over Dawlish, out to sea and over the Luscombe Estate. The balcony has metal railings and a southerly aspect.

KITCHEN

Modern base and eye level units with work surfaces over, gas hob, fitted oven, plumbing for a washing machine, wall mounted gas central heating boiler, uPVC double glazed window to the rear, door to a side porch and door to:

DINING ROOM

uPVC double glazed window to the front again with stunning views, radiator, coved ceiling, dado rail and further door leading to the lounge.

BEDROOM 3/STUDY

Radiator, uPVC double glazed doors leading to the rear garden, storage cupboards and coved ceiling.

BATHROOM

Modern suite comprising panelled bath, wash hand basin, WC, shower enclosure, heated towel rail and 2 uPVC double glazed windows to the rear.





OUTSIDE

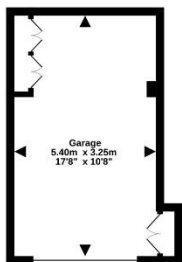
To the front of the property is a driveway leading to the garage, electric car charger point and path providing side access with steps up to the front door. The rear garden has a paved patio with steps up to a lawned garden with mature plants, trees and shrubs, part hedge surround and a good degree of privacy whilst still retaining a lovely view over the surrounding area.

GARAGE

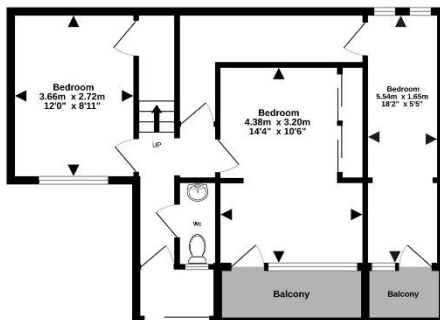
Light and power connected. Controls for the solar panels and storage space.



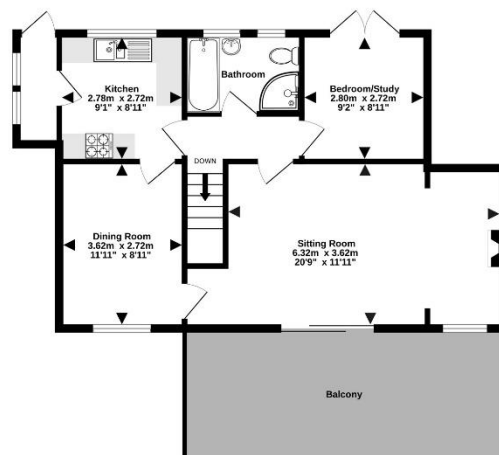
Garage
17.9 sq.m. (193 sq.ft.) approx.



Ground Floor
48.6 sq.m. (523 sq.ft.) approx.



1st Floor
58.8 sq.m. (633 sq.ft.) approx.



TOTAL FLOOR AREA : 125.3 sq.m. (1349 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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