

Little Week Lane, **Dawlish**, EX7 0LS



Spacious detached chalet bungalow standing on a level plot, offering well presented and versatile accommodation. Reception Hall, Sitting Room, Open Plan Kitchen/Dining Room, 3 Ground Floor Double Bedrooms, En - Suite Shower Room, Family Shower Room, 2 First Floor Double Bedrooms. Integral Garage, Ample Parking, Attractive Garden.

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

£450,000

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Location

The property stands on a level plot about 1.5 miles from the town centre which is easily reached via a regular bus service which runs nearby. The property is also well placed for Sainsbury's with the leisure centre and sea also nearby.

Accommodation

The property offers easy access to the well presented and spacious accommodation which is suitable to meet a variety of requirements. It is fitted with uPVC double glazing and gas central heating with radiators to all principal rooms.

Entry to the property is via a porch, which in turn leads to the reception hall. To the front of the property is the comfortable sitting room with stone fireplace and log burner. The heart of the home is the bright and roomy kitchen/dining room which opens onto the rear garden. It is fitted with a comprehensive range of gloss white cupboard and drawer units with integrated dishwasher, eye level electric double oven and five ring gas hob. A connecting door leads to a double bedroom which overlooks the rear garden and has an

en suite wet room. There are two further double bedrooms, one of which has a built in wardrobe a connecting door to the garage. Also on the ground floor is shower room including tiled shower enclosure with mains fed shower and rain water head.

On the first floor are two double bedrooms, both with a range of built in wardrobes.

Outside

To the front of the property is an extensive brick paved hardstanding parking area with room for several vehicles and to one side is a low maintenance shrub border. A path to the side of the property leads to the attractive, level garden with a paved patio providing the ideal place to enjoy the sun throughout the day. There is an area of artificial grass and well stocked, mature shrub borders. To one corner is a raised, decked seating area. There is also a substantial garden shed.

Parking

In addition to the parking to the front of the property there is an integral garage with electric roller door, power points, light and connecting door to the property.





Measurements

Sitting Room

17'7" x 11'5" (5.36m x 3.48m)

Kitchen Area

10'11" x 10'0" (3.33m x 3.05m)

Dining Area

18'0" x 8'11" (5.49m x 2.72m)

Bedroom 3

12'8" x 10'8" (3.86m x 3.25m)

En- Suite

7'7" x 7'7" (2.31m x 2.31m)

Bedroom 4

16'7" x 12'0" (5.05m x 3.66m)

Bedroom / Office

12'8" x 12'0" (3.86m x 3.66m)

Shower Room

6'9" x 6'5" (2.06m x 1.96m)

First Floor

Bedroom 1

11'7" x 11'3" (3.53m x 3.43m)

Bedroom 2

11'2" x 10'6" (3.40m x 3.20m)

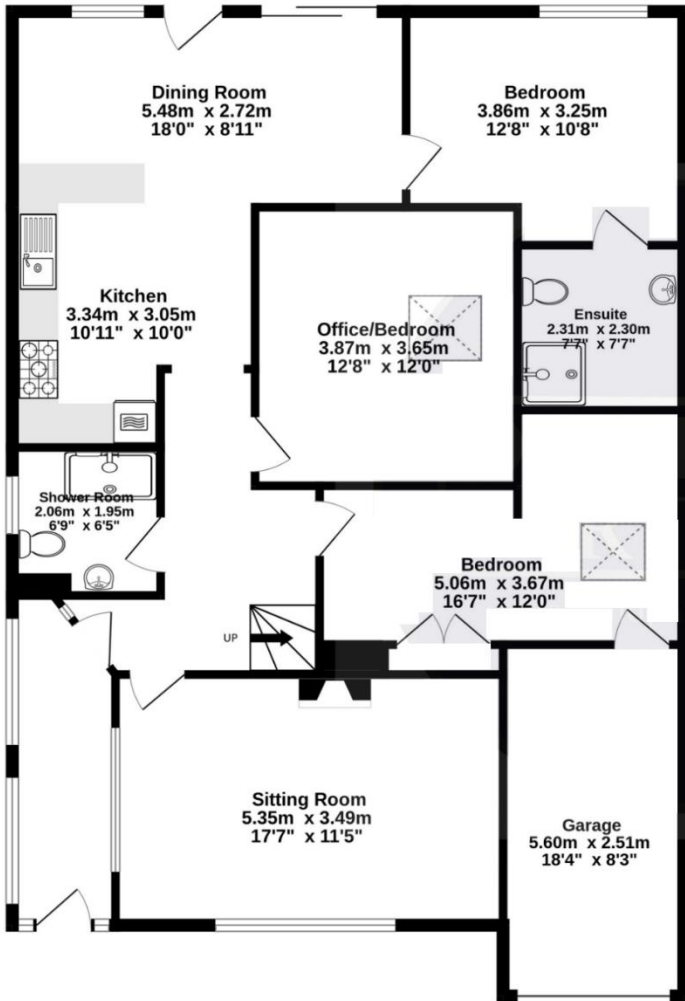
Outside

Garage

18'4" x 8'3" (5.59m x 2.51m)



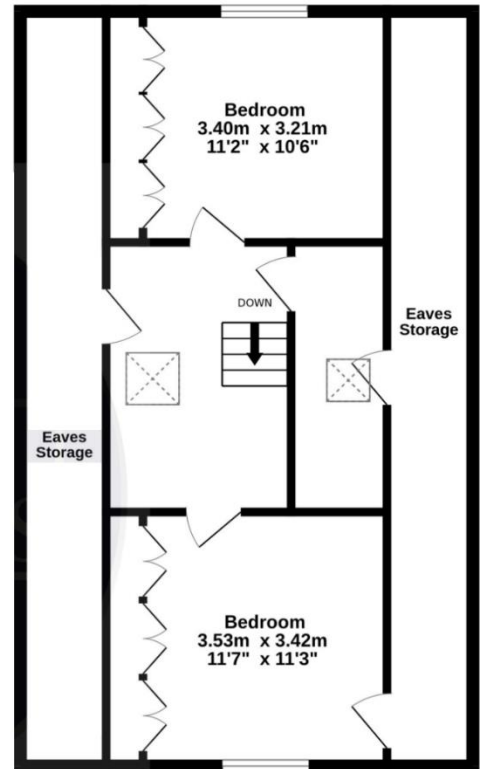
Ground Floor
120.1 sq.m. (1293 sq.ft.) approx.



TOTAL FLOOR AREA : 186.2 sq.m. (2004 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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1st Floor
66.1 sq.m. (712 sq.ft.) approx.



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