

# Meldrum Close, **Dawlish**, EX7 9JL



Stunning views of the sea, over the town and towards the nearby countryside can be enjoyed from this superbly presented detached property. Situated at the end of a quiet cut de sac close to the town centre, railway station and beach. Reception Hall, Living Room, Kitchen, 3 Double Bedrooms, Shower Room, 2 En-Suites, Secluded Garden, Garage, Parking.  
Tenure Freehold, Council Tax Band: D EPC: D

£475,000

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### Location

Situated at the end of a quiet cul de sac the property benefits from a convenient location with the town centre being just a quarter of a mile walk down hill with the railway station and sea just a little further. The town offers a range of independent eateries and shops based around the central lawn and brook which is home to the famous black swans. The city of Exeter is approximately 12 miles away and is easily reached via regular bus and rail services.

### Accommodation

The property has been the subject of significant renovation by the current owners over the past few years and offers modern, superbly presented accommodation with uPVC double glazing and gas central heating with radiators or heated towel rails to all principal rooms. The property is approached via steps which lead to a useful entrance porch which in turn leads to the spacious reception hall with stairs to the first floor and doors off to all rooms. The sitting room is a bright and spacious room with patio door and glazed side panels allowing the view to be enjoyed at all times. There is a feature fireplace and a door provides access to the side of the property. Part glazed, sliding wooden doors lead to the kitchen/dining room which is fitted with a

comprehensive range of units with wood worksurfaces. It is complete with a range of integrated appliances including slimline dishwasher, washing machine and fridge freezer as well as eye level electric oven, microwave and hob. There is a window and door to the rear garden. Also on the ground floor is a double aspect double bedroom with some of the best views which can be enjoyed from the comfort of the bed. The ground floor shower room is fitted with a white suite including a tiled shower enclosure with rain head shower. On the first floor are two double bedrooms, both with en-suite shower rooms and offering the far reaching views, with the main bedroom having built in wardrobes and a floor to ceiling window which also allows the views to be enjoyed while lying in bed!

### Outside

To the front of the property is an attractive area of low maintenance garden with a paved seating area from where the views and sunny aspect can be fully appreciated. A path leads to the secluded rear garden which has an attractive old stone wall across the rear boundary. It has been designed to reduce maintenance with shrub borders around the lawn and a paved patio area.







### **Parking**

To the front of the property is hardstanding parking for two vehicles and access to the integrated garage with power and light.

### **Measurement**

#### **Sitting Room**

5.60m x 4.21m (18'4" x 13'10")

#### **Kitchen/Dining Room**

4.37m x 3.53m (14'4" x 11'7")

#### **Bedroom**

4.20m x 3.01m (13'9" x 9'11")

#### **Shower room**

### **First Floor Landing**

#### **Bedroom 1**

4.57m x 4.50m (14'12" x 14'9") maximum

#### **En Suite Shower Room**

#### **Bedroom 2**

3.60m x 3.07m (11'10" x 10'1")

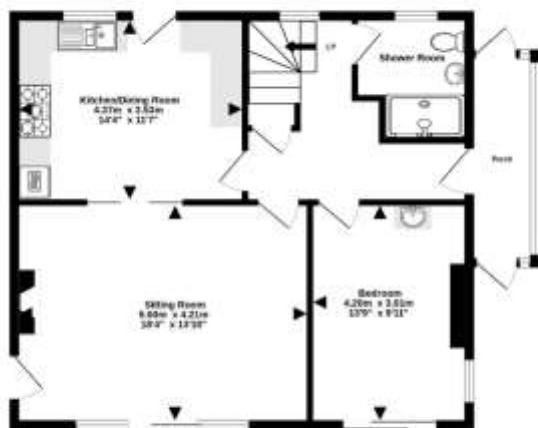
#### **En Suite Shower Room**

### **Garage**

7.25m x 3.25m (23'9" x 10'8")



Ground Floor  
19.6 sq.m. (210 sq.ft.) approx.



1st Floor  
46.7 sq.m. (503 sq.ft.) approx.



Garage  
35.5 sq.m. (383 sq.ft.) approx.



**TOTAL FLOOR AREA : 140.8 sq.m. (1516 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the description 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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