

East Cliff Road, **Dawlish**, EX7 0BP

A very individual and well presented 4 bedroom bungalow affording sea views and a delightful garden. The property was built by Scandia-Hus who have been building timber frame homes in the UK for over 45 years. The company design and build beautiful, bespoke and energy efficient properties. FREEHOLD, COUNCIL TAX BAND - E, EPC - C.

Guide Price £775,000

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SITUATION

Scandia is situated in a super location being within a 'stone's throw' of the beach and shops of Dawlish, yet positioned off the beaten track in a seemingly hidden spot. Good sea views can be enjoyed from the accommodation and garden at Scandia. Dawlish is a thriving coastal town with a good range of shops and services. Dawlish Warren with its long sandy beaches is a National Nature Reserve. The cathedral city of Exeter offers a full range of shopping, education and cultural facilities. Communications are excellent. Dawlish has a mainline railway station, by road the A379 provides a fast link to the M5 at Exeter and Exeter Airport provides an increasing number of domestic and international flights.

DESCRIPTION

Scandia is a fine detached bungalow built in 1985 and modernised by the current owner to a high standard throughout situated just off the town centre and within walking distance of the Beach and mainline railway station. The property is a Scandia-Hus: a Swedish company that have been building timber frame homes in the UK for over 45 years. They are built to a high specification and are renowned for their low running costs and energy efficiency. The well planned accommodation is light and spacious with triple glazed windows throughout, bathroom, separate shower room, walk in wardrobe and a large conservatory which takes in the views towards the sea. The living room has a lovely view over the garden, towards the sea and also benefits from an electrical external blind. Outside, the garden is truly delightful and warps around the property with a central fish pond, bespoke gazebo, good size workshop/store and a quality wooden garden cabin with bedroom and en suite shower room ideal for providing guests with their own space away from the bungalow. The driveway provides

parking for three or four cars and has a good size timber garage. From the garden is a pedestrian gate that leads to "The Drive" which in turn provides an easy walk to the town centre and local amenities.

ACCOMMODATION

Good sized entrance hall. Sitting room with south facing windows and doors overlooking the pond to the sea, stone fireplace with gas fire inset. The dining room, with garden and sea views opens to a well-appointed kitchen, again with glorious sea views. The utility room has a door opening to the garden. A useful large walk-in cupboard links bedroom 2 to the entrance hall which in turn is adjacent to the shower room. Three of the bedrooms have fitted wardrobes. The master bedroom overlooks the garden and sea through the large conservatory. Family bathroom. GARDENS The gardens are truly delightful. Pretty flower and shrub beds border an immaculate lawn and a mature hedge at the side provides a good degree of privacy. The panoramic sea views are a real attraction of this property and there are three pretty seating areas. A raised fish pond with water feature adds to the idyllic nature of this much loved home as well as a self-contained studio/lodge and good size garden store.

DIRECTIONS

From Exeter take the A379 to Dawlish, proceed straight on towards the town centre and before dropping down the hill take a right turn into East Cliff Road. After about 50 yards turn left through the pillars marked Belmont. Proceed past Belmont House and the drive to Scandia will be straight ahead of you.





Ground Floor
165.4 sq.m. (1781 sq.ft.) approx.

Cabin
13.3 sq.m. (143 sq.ft.) approx.

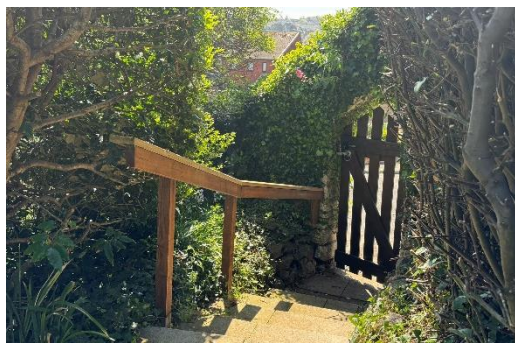
Outbuilding
8.2 sq.m. (88 sq.ft.) approx.



TOTAL FLOOR AREA : 186.9 sq.m. (2012 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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