

# Swallows Acre, **Dawlish**, EX7 0RU



The bright, contemporary, open plan living space, with sea views, forms the heart of this versatile detached home situated in a highly desirable cul de sac. Situated less than a mile from a range of amenities, including the town centre and beach, the property offers a convenient location.

Kitchen/Sitting/Dining Room, Utility, 4 Bedrooms, Bathroom, En Suite, Cloakroom, Walled Garden, Double Garage, Ample Parking.

Tenure: Freehold. Council Tax Band: F. EPC: C

£585,000

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### Location

The property is situated in a well regarded, quiet cul de sac fantastically convenient to maximise the great lifestyle offered by this seaside town. The beach, town centre, bus and rail links, schools and leisure centre are all within a half mile walk. The town offers a range of independent shops and eateries based around the central lawn and brook, which is home to the famous black swans.

### Accommodation

The property offers versatile accommodation which could suit a variety of needs and has been the subject of considerable improvement in recent years and offers scope for further updating if desired. Solar panels have been added to the front of the property which enjoys an open southerly aspect, creating a light and economical home which is warmed by 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. The stunning, open plan living room is the heart of the home which has been finished to a high standard creating a sociable and comfortable room with a modern contemporary feel. A log burner forms a focal point for the dining and sitting areas and the

kitchen is fitted with a comprehensive range of units with integrated appliances and a central island incorporating a breakfast bar. Windows to the front offer views towards the sea and bi-fold doors open onto the rear garden.

On the first floor are two double bedrooms with fitted furniture and a single bedroom. The main bedroom also enjoys an open outlook to the front with some sea views and has an en suite shower room. On the lower ground floor is a further double bedroom which could also suit a variety of other purposes and on this level there is also a cloakroom and utility which opens on to the rear garden.

### Outside

To the front and side of the property is an open garden stocked with established shrubs and trees and lawn. The walled rear garden also has an area of lawn and established shrubs is a decked seating area with pergola and at the opposite end is a paved patio area, ideal for enjoying the sun until late into the evening.

### Parking

There is plenty of space to park several vehicles to the front of the property where there is a brick paved parking area and drive which leads to the integral double garage.







### Measurements

Kitchen/Living/Dining Room  
24'7" x 20'8" (7.49m x 6.30m)

### First Floor

Bedroom 1  
13'11" x 11'5" (4.24m x 3.48m)

Bedroom 2  
11'0" x 10'0" (3.35m x 3.05m)

Bedroom 3  
7'11" x 7'9" (2.41m x 2.36m)

### Lower Ground Floor

Bedroom 4  
11'0" x 8'8" (3.35m x 2.64m)

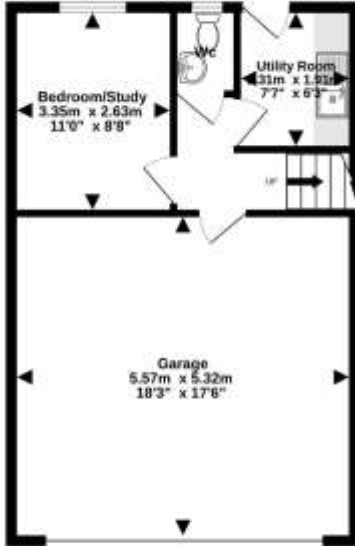
Utility  
7'7" x 6'3" (2.31m x 1.91m)

### Outside

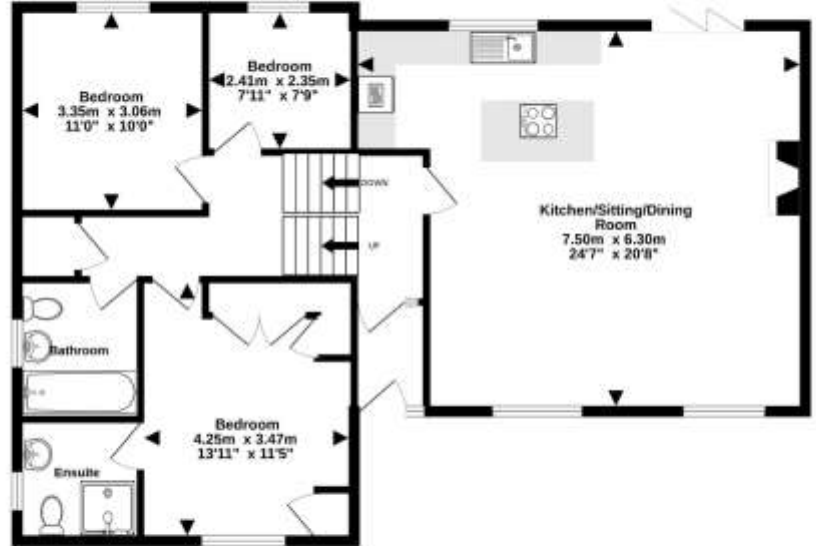
Integral Double Garage  
18'3" x 17'6" (5.56m x 5.33m)



Ground Floor  
48.3 sq.m. (520 sq.ft.) approx.



1st Floor  
62.7 sq.m. (698 sq.ft.) approx.



**TOTAL FLOOR AREA : 111.1 sq.m. (1198 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 areas 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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