

Empsons Hill, **Dawlish**, EX7 9BE

Well-Presented 2/3 Bedroom Detached Bungalow. Situated in an elevated position within Dawlish, this delightful detached bungalow boasts stunning panoramic views of the surrounding countryside and distant sea. Conveniently located close to Dawlish town centre, the property offers easy access to a range of local amenities including shops, restaurants, and the beach. Excellent transport links are available nearby, with a mainline railway station and regular bus services from the town.

The property is offered Freehold. Council Tax Band – D, EPC Rating – C.

Offers in excess of £400,000

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## **FRONT DOOR TO:**

### **ENTRANCE HALL**

L' shaped hallway, radiator, dado rail, cloak cupboard. Hatch to loft. Doors to:

### **LOUNGE/DINING ROOM**

**6.10m x 3.36m (20'0" x 11'0")**

Coved ceiling, radiator, wooden fireplace with inset electric fire. Dado rail. uPVC window and also sliding uPVC patio door to rear aspect boasting impressive views. Door to bedroom 1. Glazed door and side panel to the kitchen.

### **KITCHEN**

**5.13m x 2.51m (16'10" x 8'3")**

A dual aspect room with lovely views to the rear. A good range of wall and base units, rolled edge work surfaces. Cupboard housing the plumbing for the washing machine, oven. Gas hob with extractor hood over. One and a half bowl, single drainer sink unit with mixer tap. Obscure glazed door leads in to the conservatory.

### **CONSERVATORY**

**3.36m x 2.34m (11'0" x 7'8")**

Lovely rural views, door to front aspect leading to the garden.

### **BEDROOM 1**

**3.36m x 3.12m (11'0" x 10'3")**

Coved ceiling, radiator, uPVC window to rear with lovely rural views. Two built in wardrobes.

### **BEDROOM 2**

**3.36m x 2.75m (11'0" x 9'0")**

Coved ceiling, radiator, uPVC window to front. Inter-linking door leading to:

### **STUDY/BEDROOM 3**

**4.19m x 2.39m (13'9" x 7'10")**

A dual aspect room with two uPVC windows, built in wardrobes and cupboards, radiator.

### **SHOWER ROOM**

Large, curved corner shower cubicle housing electric shower. Wash basin with mixer tap set in vanity unit. Close coupled WC. Part tiled walls. Airing cupboard. Extractor fan. Obscure glazed uPVC window. Radiator.

### **UTILITY ROOM**

Space for appliances. uPVC window to front aspect.

### **OUTSIDE**

To the front of the property are gravel beds with a range of mature shrubs and a driveway providing off road parking. The rear garden has a decked seating area which can be accessed from the lounge. It is enclosed by metal railings and steps lead from it to a further paved patio. This patio has a pergola. A lawn is bordered by mature shrubs and plants and the garden continues around the side of the property. There is a shed and a greenhouse and steps lead up to the conservatory. The garden has a southerly aspect and stunning views over the surroundings.







### COUNCIL TAX BAND

Improvement indicator - Yes. If the property has been improved or extended since it was placed in a Council Tax band, a Yes will be shown. If a Yes is shown, the band will be reviewed and may increase following the sale of the property.

### SOLAR PANELS

The property has leased solar panels from Roof Solar PV 1 Limited. The lease is for a period of 25 years and 3 months from the 6th February 2012.

### AGENTS NOTE

Please note that bedrooms 2 and 3 are inter-linking.





## Ground Floor

Approx. 87.7 sq. metres (943.8 sq. feet)



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