

# Meadow Rise, Dawlish, EX7 9AZ



NO ONWARD CHAIN. An excellent opportunity to acquire this two-bedroom detached bungalow, located in a popular area and enjoying attractive views to the front over Dawlish and towards the Luscombe Estate. The property features a spacious rear garden, gas central heating, a garage, and a driveway.

FREEHOLD, COUNCIL TAX BAND - C, EPC - D.

£300,000

01626 862379

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**FRASER & WHEELER**

### UPVC DOUBLE GLAZED SLIDING DOOR:

Opens into:

### ENTRANCE PORCH

With timber shelving. Obscure glazed timber front door leading into:

### ENTRANCE HALL

Providing access to the principal rooms. Includes a radiator and telephone point. There is a cloaks cupboard with hanging rail and timber shelving, an airing cupboard housing the factory-lagged hot water cylinder with timber slatted shelving, and an additional storage cupboard with double doors.

### SITTING ROOM

A bright and airy dual aspect room with large uPVC double glazed windows to the front and side, enjoying wonderful countryside views with glimpses of the sea. Includes fitted cupboards and display shelving, radiator, power points, and TV point.

### KITCHEN

Featuring a uPVC double glazed window to the rear and an obscure glazed uPVC back door leading to the garden. Fitted with a comprehensive range of matching wall and base units with granite work surfaces, butler sink, space for electric cooker, space and plumbing for a washing machine, integrated fridge freezer, tiled splashbacks, and radiator. There is also a pantry cupboard with timber shelving and an additional full-height storage cupboard.

### BEDROOM 1

A spacious room with a large uPVC double glazed window to the rear, offering a comprehensive range of built-in wardrobes, storage cupboards, bedside tables, and a dressing table. Includes radiator and power points.

### BEDROOM 2

Also with a large uPVC double glazed window to the rear and featuring built-in wardrobes, storage cupboards, and dressing table. Includes radiator and power points.

### BATHROOM

Suite comprising panelled bath with shower and screen over, wash hand basin with storage below, obscure uPVC double glazed window to the rear, radiator and storage cupboard.

### CLOAKROOM

Obscure uPVC double glazed window to rear, mid level WC, radiator.

### GARAGE

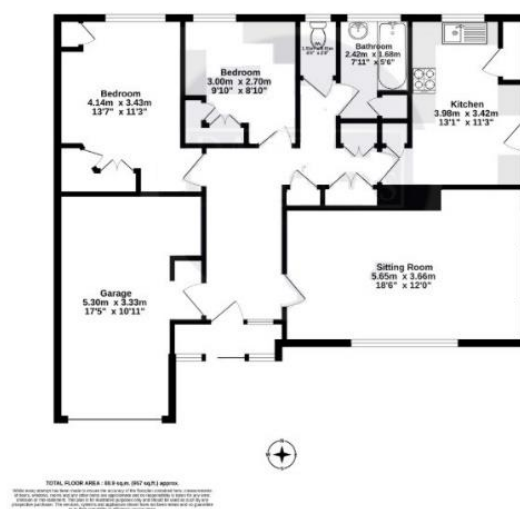
Single garage with metal up and over door, power and light, side door through to reception hall.

### OUTSIDE

To the front, there is driveway parking ahead of the single garage. The attractive front garden features an array of mature plants and shrubs, along with an area of hardstanding suitable for a bistro table and chairs. A pathway runs around the side of the property, leading to the rear garden which includes a generous area of hardstanding and outside tap. Steps with a handrail lead up to the main enclosed garden area, which is predominantly laid to lawn and bordered by mature plants and shrubs. There is also a timber summerhouse with electric.



Ground Floor  
88.9 sq.m. (957 sq.ft.) approx.



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