

Meadow Park, **Dawlish**, EX7 9BT

Offered to the market with no onward chain is this 3/4-bedroom detached family home with stunning views. The internal accommodation comprises a large reception hall, fitted kitchen, sitting room with French doors with stunning views and a study/bedroom 4. Downstairs there are three bedrooms, a family bathroom and utility room which has access to the garden. The garden is laid to shingle, low maintenance and enjoys views over Dawlish and towards Luscombe Hill. To the front there is a driveway for parking, a garage with an electric up & over door and a raised seating area to enjoy the view.

Freehold, EPC – C, Council Tax Band - D

OIEO £270,000

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FRASER & WHEELER

UPVC DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE PORCH

Gas meter box, uPVC obscure double glazed inner door and side window to:

ENTRANCE HALL

A large open space with radiator, stairs leading to the lower level, uPVC double glazed window to the rear, coved ceiling with hatch to the loft space. Doors to:

KITCHEN

3.14m x 1.85m (10'4" x 6'1")

Modern matching base and eye level units with work surfaces over, stainless steel sink with drainer and mixer tap, space for an under counter fridge, eye level oven, hob with extractor hood over, uPVC double glazed window to the front and radiator.

LOUNGE

5.34m x 3.40m (17'6" x 11'2")

Wood flooring, radiator, coved ceiling, radiator, uPVC double glazed doors and side windows with Juliet balcony and stunning views over Dawlish towards the sea.

STUDY/BEDROOM 4

2.61m x 1.95m (8'7" x 6'5")

uPVC double glazed window to the side with lovely views towards the Luscombe estate.

CLOAKROOM

Obscure uPVC double glazed window to the rear, radiator, WC, wash hand basin and consumer unit.

LANDING

Radiator, uPVC double glazed window to the rear, under stairs storage cupboard and doors to:

BEDROOM 1

5.33m x 3.40m (17'6" x 11'2")

uPVC double glazed window to the side with views and radiator.

BEDROOM 2

3.16m x 2.62m (10'4" x 8'7")

uPVC double glazed window to the side with views and radiator.

BEDROOM 3

3.14m x 1.85m (10'4" x 6'1")

uPVC double glazed window.

BATHROOM

Suite comprising panelled bath with shower and screen over, pedestal wash hand basin, WC, part tiled walls, obscure uPVC double glazed window, extractor fan and radiator.

UTILITY ROOM

2.45m x 1.95m (8'0" x 6'5")

uPVC double glazed window and door leading to the garden, base unit with sink, wall mounted gas central heating boiler, plumbing for a washing machine and extractor fan.

OUTSIDE

The property has parking to the front with a raised seating area taking in the wonderful views. The garden is mainly laid to decorative gravel with paving and a raised flower bed. The property also benefits from an outside tap and rear access.

GARAGE

With electric door, light and power connected.







Lower Ground Floor



Ground Floor



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