

Shutterton Lane, **Dawlish**, EX7 0PD

Enjoying a fabulous location this individual detached bungalow is opposite a country park and just half a mile from the beach, golf course, bus and rail services and Sainsbury's. It stands on a generous level plot with a sunny, secluded aspect and pleasant outlook and offers excellent scope for development. Tenure: Freehold. Council Tax Band: C EPC: TBC

£325,000

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### Location

This property offers a great, quiet location half a mile down a country lane to the beach, nature reserve, links golf course, railway station, bus services, pubs and local shops with Sainsbury's equally accessible. Dawlish town centre is about two miles distance with its independent shops and cafes, as well as schools, leisure centre and hospital. Opposite the property is the 65 acre country park, which is home to an abundance of wild life and is ideal for easy walks with lovely country views.

### Accommodation

The property offers well proportioned accommodation fitted with uPVC double glazing. Please note that it is of non-standard construction. Entry to the property is in to the open plan reception area which also incorporates a utility area with kitchen units and plumbing for the washing machine. A door leads to the shower room and an open arch follows to the kitchen which is fitted with a range of base and wall units. A door then leads through to the living/dining room which is a bright double aspect room with a pleasant outlook to the front and rear and patio doors to the conservatory which opens onto the rear garden. There are three equal sized bedrooms all access off the living/dining room.

### Outside

The garden is a particular feature of the property. The level rear garden provides the perfect place to enjoy this great setting as it is secluded, with a sunny aspect and a lovely outlook. It is mostly laid to lawn with a few shrubs and small trees so little maintenance is required. There is a large store and a hardstanding area.

### Parking

To the front of the property is a drive and hardstanding providing parking for three vehicles.

### Measurements

#### Living/Dining Room

5.90m x 3.06m (19'4" x 10'0")

#### Conservatory

4.30m x 1.98m (14'1" x 6'6")

#### Kitchen

2.89m x 2.82m (9'6" x 9'3")

#### Utility

3.91m x 2.33m (12'10" x 7'8")

#### Bedroom 1

2.88m x 2.82m (9'5" x 9'3")

#### Bedroom 2

9'5" x 9'3" (2.87m x 2.82m)

#### Bedroom 3

9'5" x 9'3" (2.87m x 2.82m)

#### Shower Room

2.31m x 1.78m (7'7" x 5'10")

#### Store

6.08m x 4.72m (19'11" x 15'6")

### Agents Note

Please note that the property is of non-standard construction and advise should be sought about the possibility of raising a mortgage on the property, if required.



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