

# Upper Longlands, Dawlish, EX7 9DD



Superb far reaching views over the town, surrounding countryside and out to sea can be enjoyed from this spacious reverse level end of terrace house. With accommodation briefly comprising; open plan, living room, dining room, kitchen, three bedrooms, large family bathroom, uPVC double glazing and gas central heating, driveway parking, garage, garden, utility/store room.

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

£335,000

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## FRONT DOOR TO:

### ENTRANCE HALL

A great space that provides a versatile area that could be used as a home office, radiator, window to the front, stairs leading down to the landing and door to:

### OPEN PLAN KITCHEN/DINING/LIVING ROOM

A wonderful open plan space created by the current owners providing light and airing accommodation with 2 picture windows to the rear taking in the stunning views over Dawlish towards the sea, town and countryside. space for a large table and chairs, open plan kitchen with base units, wood block style worksurfaces incorporating a Belfast style sink, plumbing for a washing machine, space for a range style cooker with extractor hood over, wall mounted gas central heating boiler window to the front of the property.

### LANDING

Doors to:

### BEDROOM 1

Radiator, cupboard under the stairs, window to the rear and patio doors opening onto the rear garden.

### BEDROOM 2

Coved ceiling, feature radiator and patio doors leading to the rear garden.

### BEDROOM 3

Storage area, window to the side, door to a useful under house store room. Please note this room is arranged over different levels with a step into it.

### FAMILY BATHROOM

A lovely spacious modern bathroom suite comprising panelled bath, WC, airing cupboard, double shower enclosure, feature wash hand basin and decorative tiling.

### OUTSIDE

To the front of the property is access to the garage and parking space and a further area of hard standing, steps lead down to the under garage store room and access to the front door. To the rear is a lovely decked garden arranged over to main levels with a southerly aspect, garden shed and open covered canopy that once housed a hot tub. The garden has open views and can be accessed via bedrooms 1 and 2.



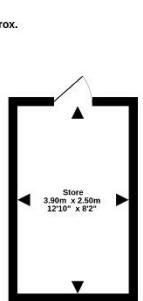


## GARAGE AND STORE ROOM

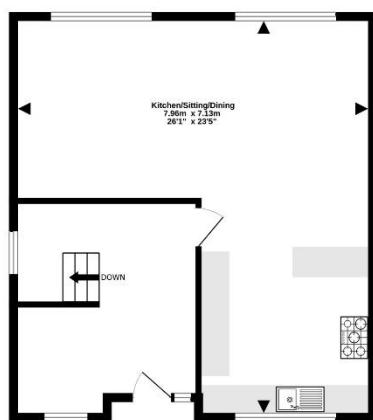
Single garage with metal door to the front, below is a useful store room accessed via the level below.



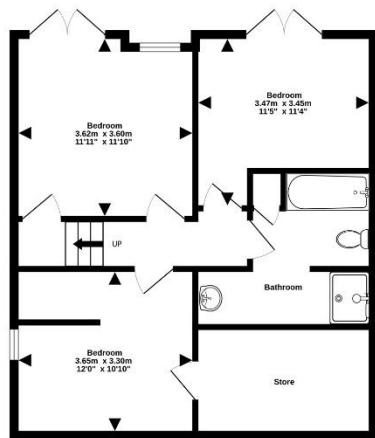
Garage  
22.8 sq.m. (246 sq.ft.) approx.



Ground Floor  
56.0 sq.m. (603 sq.ft.) approx.



Lower Ground Floor  
56.4 sq.m. (607 sq.ft.) approx.

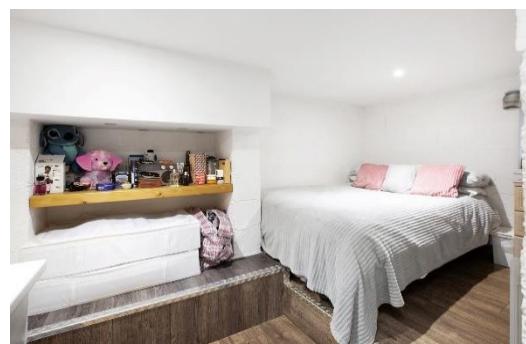
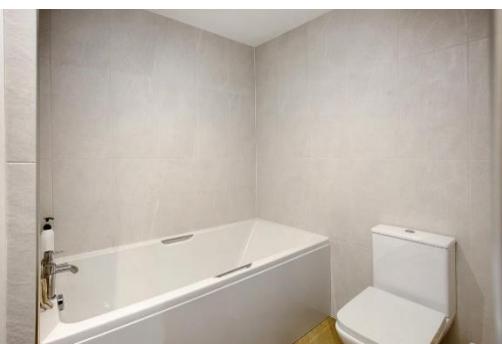


**TOTAL FLOOR AREA : 135.2 sq.m. (1455 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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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