



## 2 Summerland Avenue, Dawlish, EX7 9LR

£550,000 Freehold

Substantial Detached Residence • Highly Versatile Accommodation On Three Levels • Excellent Income Potential/Multi Generational Living • Fully Self Contained Flat at Lower Level • Wonderful Far Reaching Town, Rural & Sea Views From Most Rooms • Fabulous Family Home & Business Potential • Beautifully Presented Throughout with Stunning Views • Stylish Open Plan Living Opening To Balcony With Spectacular Views • Rear Garden with Decked Terrace & Magnificent Views • Driveway Parking • Garage

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Stepping in to the bright and airy entrance hallway, windows to the front flood the area with light and stairs lead down to the lower levels. There are doors off to a useful WC at entrance level and to the very stylish open plan living area where the eye is immediately drawn to the breath taking views with two sets of French doors opening to the balcony giving an unbeatable sea, town and rural aspect. This lovely large room blends living, dining and kitchen space seamlessly with the backdrop of Dawlish town, rolling green hills and a wonderful sea view. The kitchen is filled with light from a side window and is fitted with a range of blue base units with worktop and tiled splashback, complementary wall units and integrated appliances including a dishwasher, American style fridge/freezer, Dual Fuel Range Oven with hood and extractor above. The living and dining space, which opens on to the balcony, provides ample room for the whole family to enjoy this beautiful room and the outlook.

Descending the stairs from the hallway to the first lower level there are three double bedrooms, all with built in storage and with truly stunning wide sweeping town, rural and sea views.

The modern and stylish family bathroom has an obscure glazed window and comprises double ended 'P' shaped bath with rainfall shower above, wash hand basin set in counter with storage below and low level dual flush WC. There is under stairs storage and a door leads to an extremely useful laundry room with cupboards and worktop, plumbing and space for a washing machine and space for further appliances. There is also access to the outside space from this level.

A further set of stairs with a double storage cupboard to the side takes us to the lower level which, if desired, can be separated from the main house and which has its own front door at the side of the property. This is a beautiful fully self contained flat/annex which enjoys the same stunning views as the main house with living room with French doors to terrace, double bedroom, shower room and fully fitted kitchen. It has an independent entrance with a front door at the side of the property approached by steps enabling the main residence to be bypassed to access this level if desired.

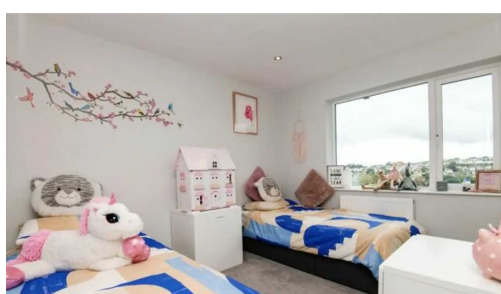


The low maintenance front garden has a low wall boundary with attractive coping stone and fencing and provides ample driveway parking in addition to the garage. Steps to one side lead to the rear of the property and the independent entrance to the potential annex at lower level.

The rear garden enjoys breath taking far reaching town, sea and rural views and is a wonderful space for entertaining. There is a decked terrace, the width of the property, with a few steps and handrail to an area of level lawn, again the width of the property. The garden is enclosed by wall boundary. A path with steps to the side gives access to the front of the property and bypasses entrances to the lower and middle levels also. There is an outside tap and outside lighting.



This impressive and highly versatile, substantial detached house sits in an enviable tucked away position with the most stunning town, sea and rural views from most rooms. This lovely residence offers not only a wonderful family home but can easily lend itself to multi generational living or provide an excellent separate Air B'nB opportunity or indeed a more permanent letting unit with a fully self contained flat at lower level.



**MEASUREMENTS:**

**ENTRANCE LEVEL:** Kitchen/Dining/Living Room 28' x 16' 8" (8.53m x 5.08m)

**LOWER LEVEL:** Bedroom 14' 8" x 8' 8" (4.47m x 2.64m), Bedroom 11' 4" x 10' 6" (3.45m x 3.2m), Bedroom 11' 1" x 10' 6" (3.38m x 3.2m), Bathroom 7' 5" x 5' 10" (2.26m x 1.78m), Utility 13' 4" x 4' 6" (4.06m x 1.37m)

**GARDEN LEVEL/FLAT:** Bedroom 12' 8" x 11' (3.86m x 3.35m), Lounge 13' 5" x 12' 8" (4.09m x 3.86m), Kitchen 8' x 7' 9" (2.44m x 2.36m), Bathroom 7' 3" x 5' 11" (2.21m x 1.8m).

**GARAGE** 16' 8" x 8' 1" (5.08m x 2.46m)

**Total Floor Area 171.8 sq m (1,849 sq ft) approx**



Tenure: Freehold

Council Tax Band E - £2,786.19 per year

Mains Services - Gas, Water & Electric

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

