



Meadowlea Shutterton Lane, Dawlish Warren

Guide Price **£550,000**





Meadowlea Shutterton Lane

Dawlish Warren, Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- DETACHED FAMILY HOME SITUATED IN A QUIET DESIRABLE LOCATION ON THE OUTSKIRTS OF DAWLISH WARREN AROUND HALF A MILE FROM THE BEACH
- RECEPTION HALL, SITTING ROOM
- KITCHEN, UTILITY ROOM, SPACIOUS DINING ROOM
- GROUND FLOOR BEDROOM AND SHOWER ROOM
- THREE FURTHER BEDROOMS ON THE FIRST FLOOR, FAMILY BATHROOM
- OIL FIRED CENTRAL HEATING AND LPG GAS
- STUNNING FRONT AND REAR GARDENS, ENJOYS SOME SEA VIEWS
- LARGE DRIVEWAY PARKING AREA, CARPORT, DOUBLE GARAGE
- GUIDE PRICE £550,000 to £565,000
- VIEWING COMES HIGHLY RECOMMENDED TO APPRECIATE THIS WONDERFUL PROPERTY



Dart & Partners are delighted to bring to the market this delightful four bedroom 1930's detached family home situated in a quiet desirable location on the outskirts of Dawlish Warren approximately half a mile from the beach. The property has accommodation briefly comprising; reception hall, sitting room, kitchen, utility room, spacious dining room, ground floor bedroom and shower room, three further bedrooms on the first floor, family bathroom, oil fired central heating and LPG gas, stunning front and rear gardens, large driveway parking area, carport, double garage. The property also enjoys some sea views. An early viewing comes highly recommended to appreciate this wonderful property. *** Guide price £550,000 - £565,000 ***



Obscure glazed composite front door into...

RECEPTION HALL

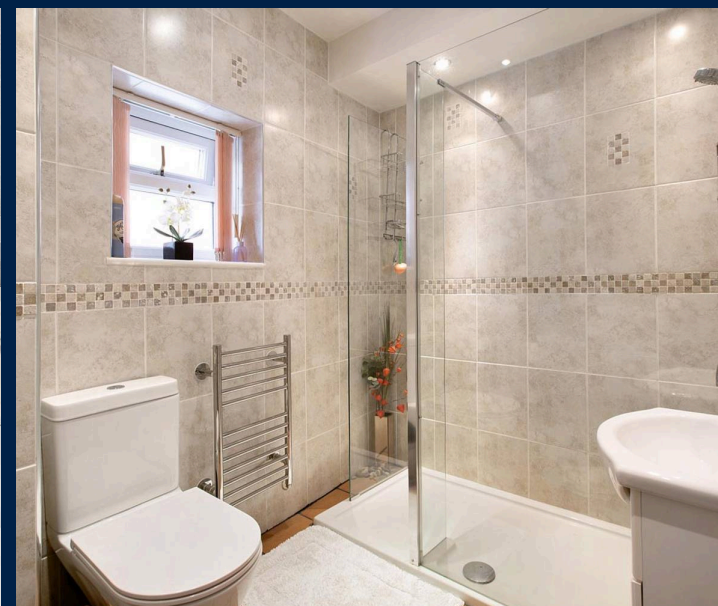
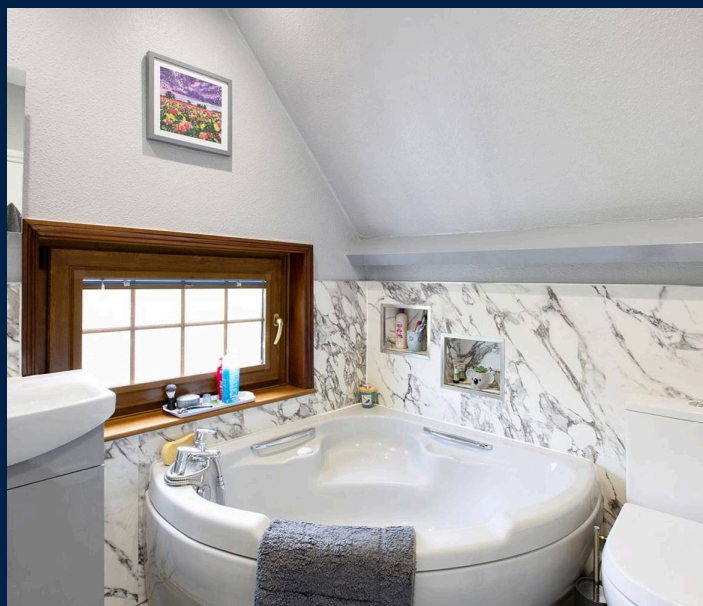
Timber framed double glazed window to side. Radiator. Door to principal reception rooms. Stairs rising to the first floor. Useful under stairs storage cupboard. Power points, telephone socket. Door through to...

FITTED KITCHEN

With uPVC double glazed window to rear. Comprehensive range of wall and base units with square edge granite work surface over, inset one and a half bowl composite sink drainer, integrated eye level LPG oven and grill, five burner LPG gas hob with stainless steel extractor canopy above, space and plumbing for dishwasher and America style fridge freezer, tiled splash backs, power points, telephone socket, TV aerial connection point, built in wine rack, radiator. Glazed door through to the...

UTILITY ROOM

With matching wall and base units, roll top work surface over, space and plumbing for washing machine and tumble dryer, uPVC double glazed window to rear and uPVC double glazed door giving access out to the rear garden. Radiator. Multi-paned sliding door into...





A SPACIOUS DINING ROOM

With uPVC sliding patio doors to rear and uPVC double glazed window to side. Space for large dining table and chairs and further dining furniture. Two radiators, power points, TV aerial connection point. Door through to...

INNER HALLWAY

Door to...

SHOWER ROOM

With obscure uPVC double glazed window to side. Modern white suite comprising low level WC, inset wash hand basin into vanity unit, large walk-in shower enclosure with glazed shower screen and mains fed shower, fully tiled, chrome ladder heater towel rail, radiator, extractor fan, ceiling spotlights.

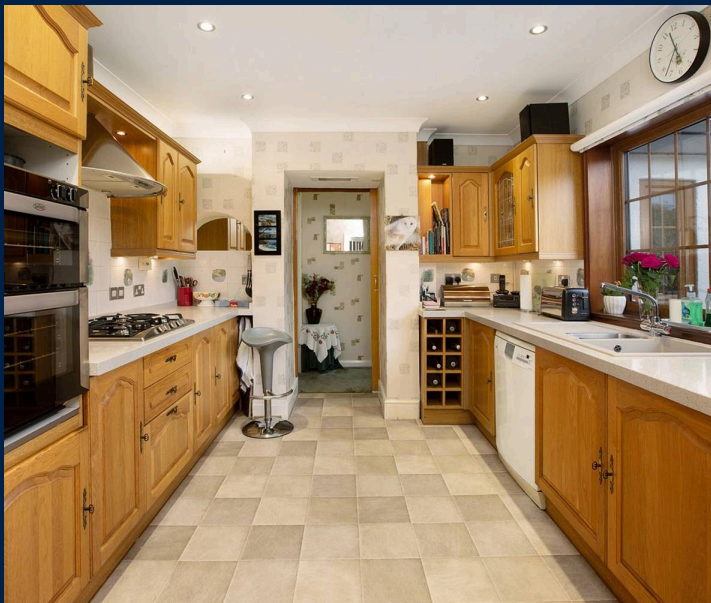
Door through to...

GROUND FLOOR BEDROOM

With uPVC triple glazed window to front. Range of built in wardrobes, bedside tables. Radiator, power points.

SITTING ROOM

With two uPVC triple glazed bay windows overlooking the front garden. Timber framed double glazed window to side. Attractive brick fireplace with inset LPG gas fire. Built in TV stand with shelving, power points, TV aerial connection point. Further built in shelving unit with cupboards beneath. Two radiators, power points.



FIRST FLOOR LANDING

Radiator, power point. Door to airing cupboard with timber slatted shelving. Door to large loft area with uPVC double glazed window to side and pressurised hot water cylinder. Door to...

BEDROOM

With uPVC triple glazed window to front. Radiator, power points.

MASTER BEDROOM

With two Velux windows with built in blackout blinds to front. Comprehensive range of built in bedroom furniture. Loft access hatch. Power points. Radiator.

BEDROOM THREE/HOME OFFICE

With uPVC double glazed window to rear. Radiator, power points. Loft access hatch.

BATHROOM

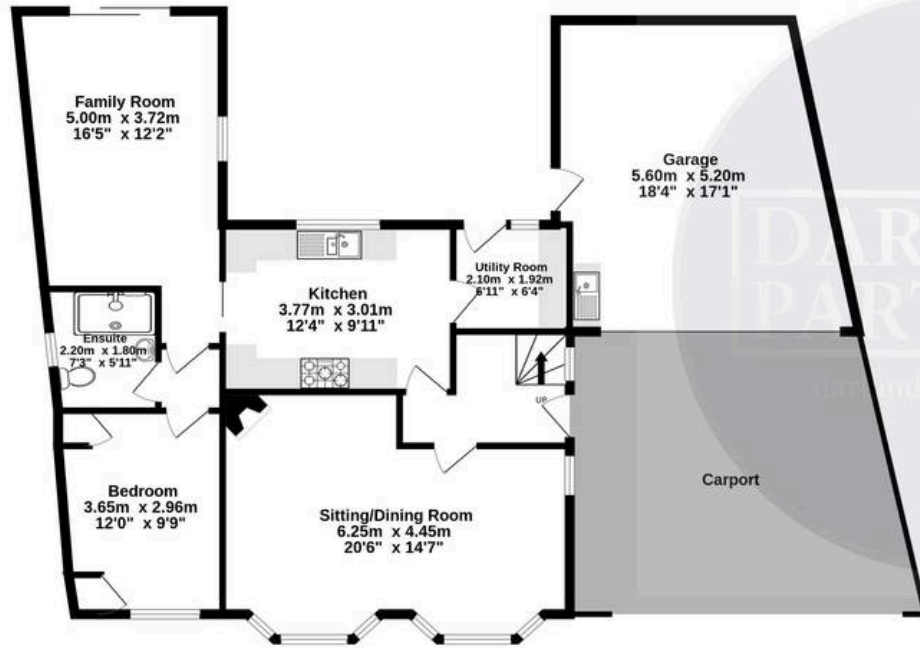
With obscure uPVC double glazed window to rear. Suite comprising low level WC, inset wash hand basin into vanity unit, panelled corner bath with shower attachment. Radiator, ladder heated towel rail, illuminated vanity mirror.

OUTSIDE

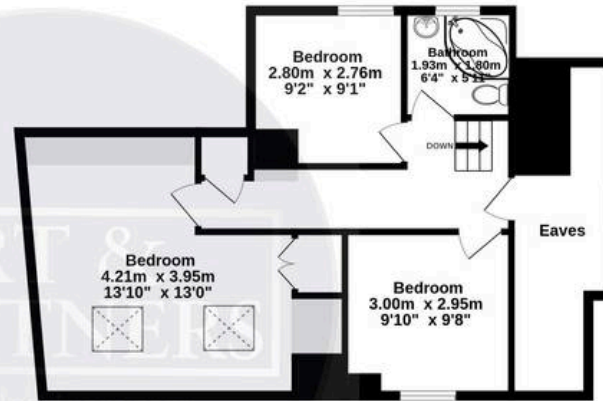
To the rear is a good-sized area of paved patio with plenty of room for garden furniture. Outside water tap. Steps lead up the main area of garden which is predominantly laid to lawn bordered by some mature plants and shrubs. To the rear of the garage is the oil tank for the central heating. Useful garden store. The rear garden enjoys a good degree of privacy and is fully enclosed making it both child and pet friendly. The front is approached via electrically operated double gates opening to an expansive driveway offering plenty of PARKING for several cars/motorhomes/boats etc. Generous area of front lawn bordered by an array of mature plants and shrubs. Generous car port area providing under cover parking for two vehicles ahead of the DOUBLE GARAGE with automatic (electrically operated) metal up and over door, power and light. Floor standing oil-fired boiler. Outside water tap. Paved area perfect for a seating bench.



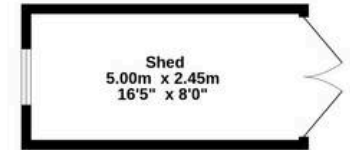
Ground Floor
106.2 sq.m. (1143 sq.ft.) approx.



1st Floor
58.3 sq.m. (627 sq.ft.) approx.



Shed
12.2 sq.m. (132 sq.ft.) approx.



TOTAL FLOOR AREA : 176.7 sq.m. (1902 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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