

Exeter Road, **Dawlish**, EX7 0AB**A Detached Coastal Home with Outstanding Sea Views.**

Wake up to breath taking sea views from this generously proportioned detached home, set within a substantial plot and offering exciting potential for transformation. The property requires modernisation, making it an ideal opportunity for buyers wishing to create a truly individual coastal home.

FREEHOLD, COUNCIL TAX BAND - E, EPC - G.

Guide Price £425,000

01626 862379

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ACCOMMODATION

The versatile accommodation includes three double bedrooms, a spacious lounge, separate dining room, kitchen/breakfast room and a useful ground-floor fourth bedroom. There is also a ground-floor shower room, a family bathroom and a first-floor balcony from which to enjoy the wonderful coastal outlook.

Outside, the extensive gardens provide plenty of space for relaxing, entertaining or future landscaping, while a detached garage/workshop and off-road parking add further practicality. Offered with no onward chain, this is a rare opportunity to secure a sizeable detached property in an enviable position and unlock its considerable potential.

FRONT DOOR TO

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Radiator, stairs leading to the first floor, coved ceiling and doors leading to the principal rooms.

LOUNGE

uPVC double glazed windows with sea views, coved ceiling and picture rail.

DINING ROOM

uPVC double glazed window and doors leading to the front garden again with stunning views, coved ceiling and picture rail.

KITCHEN

Comprising base units with work surface over, stainless steel sink unit, range style cooker, storage cupboards, uPVC double glazed windows to the side and rear and door leading to the rear garden.

BEDROOM 4

A versatile room with uPVC double glazed window to the rear, radiator and pedestal wash hand basin.

SHOWER ROOM

Comprising shower enclosure, WC, wash hand basin, radiator and window to the side.

FIRST FLOOR LANDING

uPVC double glazed window to the rear, hatch to the loft space and doors to:

BEDROOM 1

Radiator, storage cupboard, sink unit, uPVC double glazed windows and doors leading to the balcony with stunning views towards the sea.

BEDROOM 2

uPVC double glazed windows with stunning sea views, radiator, coved ceiling, picture rail and sink unit.

BEDROOM 3

uPVC double glazed window to the side, radiator and storage cupboards.

BATHROOM

Suite comprising panelled bath with glass screen over, pedestal wash hand basin, WC, radiator and obscure glazed window to the rear.





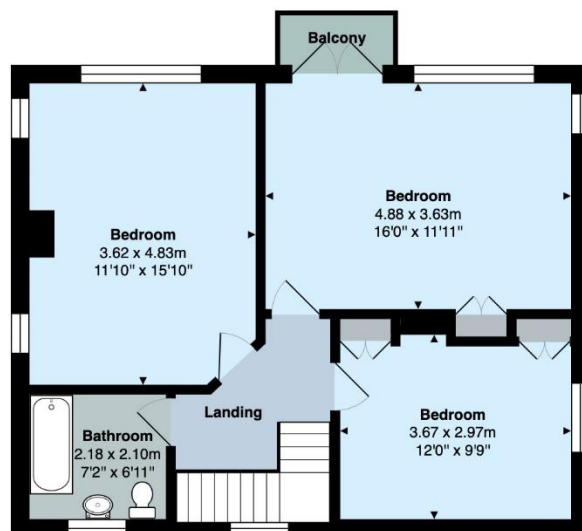
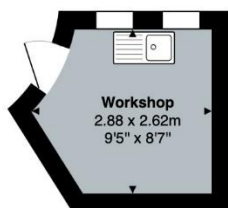
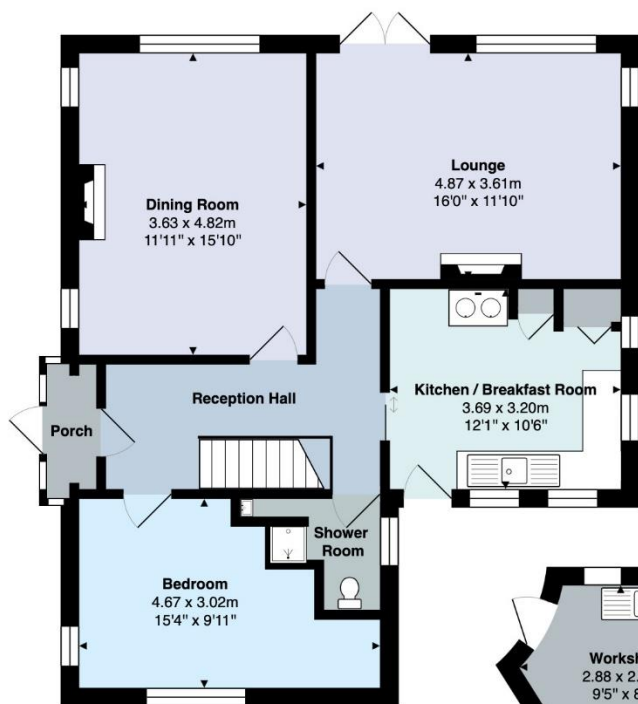
OUTSIDE

A driveway leads up the side of the property with double gates leading to the rear with a parking area and single garage. The front garden is mainly laid to lawn with established plants and shrubs. The rear garden is level with a good size lawn, green house, brick built store/utility and established plants and shrubs.

AGENTS NOTE

We are advised that the gas connection to the property has been capped off so is no longer working.





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