



# 1 Meadow Park, Dawlish

Guide Price £380,000





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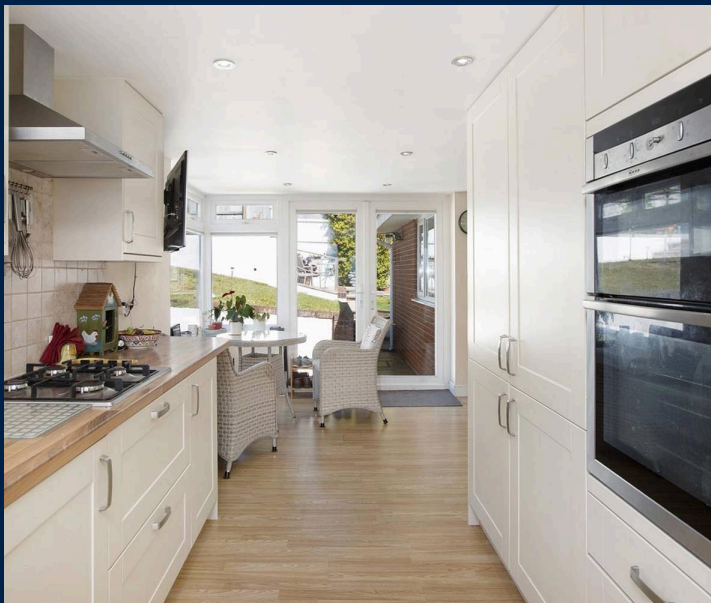
Dawlish

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A WONDERFUL DETACHED BUNGALOW SITUATED IN AN ELEVATED POSITION
- ENJOYING STUNNING SEA AND COUNTRYSIDE VIEWS
- MODERN KITCHEN BREAKFAST ROOM
- DINING ROOM, SITTING ROOM
- THREE DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM AND FAMILY SHOWER ROOM
- PRIVATE ENCLOSED REAR GARDEN, TIMBER WORKSHOP AND SUMMER HOUSE
- DRIVEWAY PARKING AND GARAGE
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



Dart & Partners are delighted to bring to the market this wonderful three bedroom detached bungalow situated in an elevated position enjoying stunning sea and countryside views with accommodation briefly comprising; modern kitchen breakfast room, dining room, sitting room, three double bedrooms, en-suite shower room, family shower room, private enclosed rear garden, driveway parking and garage, timber workshop and summer house, uPVC double glazing and gas central heating.

Viewing is a must to appreciate the accommodation on offer.

#### SPACIOUS KITCHEN BREAKFAST ROOM

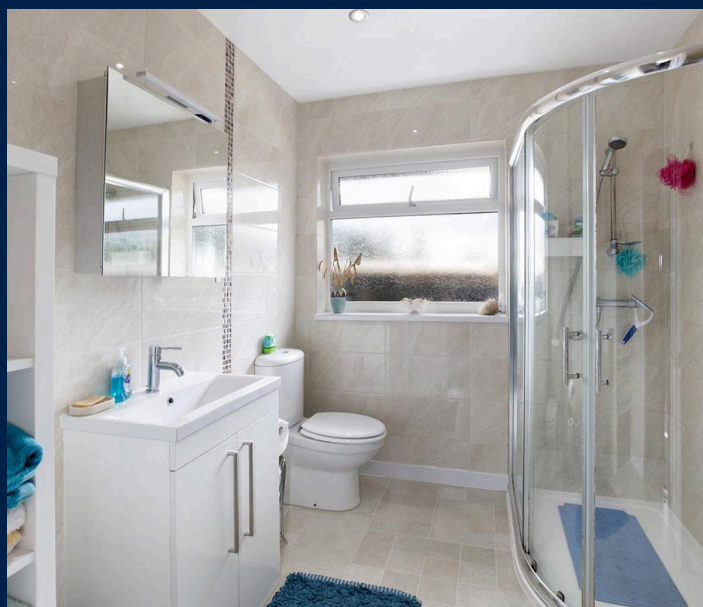
With uPVC double glazed window to front enjoying fantastic views. Comprehensive range of matching wall and base units in shaker style with timber effect roll top work surface over, inset stainless steel sink drainer, integrated four burner gas hob with stainless steel extractor above, integrated eye level electric double oven, integrated fridge freezer, space for microwave oven, power points, tiled splash backs, space for breakfast table and chairs, radiator, uPVC double glazed windows to side and rear along with double doors opening to the rear garden.

#### DINING ROOM

With space for a large dining table, chairs and dining furniture, radiator. Multi-paned timber doors opening through into the...

#### SPACIOUS SITTING ROOM

With uPVC double glazed window and double doors to front enjoying spectacular sea and coastal views. Wood burning stove set onto tiled mantle. Radiator, power points, TV aerial connection point.





#### INNER HALLWAY

With doors leading to bedrooms and shower room.

#### 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 glazed quadrant shower enclosure with mains fed shower, tiled splash backs, ladder style heated towel rail, ceiling spotlights.

#### BEDROOM TWO

Dual aspect double bedroom with uPVC double glazed windows to side and rear, radiator, power points. Doors through to...

#### EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to side. White suite comprising low level WC, inset wash hand basin into vanity unit, shower enclosure with glazed door, mains fed shower, ladder style heated towel rail, tiled splash backs.

#### BEDROOM ONE

Dual aspect double bedroom with uPVC double glazed windows to side and rear, radiator, power points.

#### BEDROOM THREE/OFFICE

With uPVC double glazed window to side, radiator, power points, TV aerial connection point.





## OUTSIDE

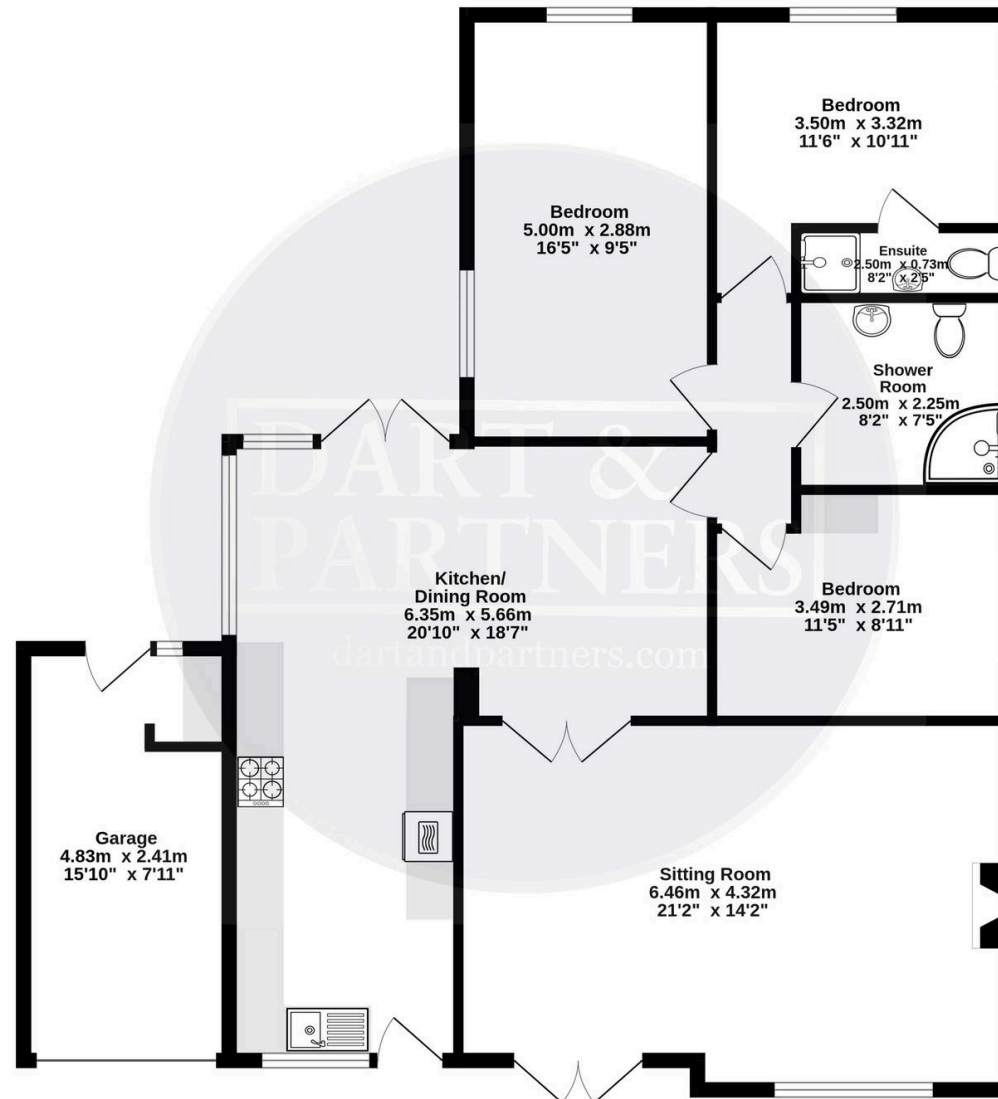
To the front of the property is a resin driveway providing PARKING for two to three vehicles. Timber double gates open to a further area of parking suitable for a motorhome/boat etc. Paved patio perfect for alfresco dining/ entertaining. Raised area predominantly laid to lawn and a further raised patio seating area. Timber workshop and summer house/studio. A pathway extends right around the property and to the far side is a good-sized log store.

## GARAGE

With metal up an over door. Power and light. Radiator, space and plumbing for washing machine. Wall mounted gas meter and gas boiler supplying domestic hot water and gas central heating.



**Ground Floor**  
**110.3 sq.m. (1187 sq.ft.) approx.**



**TOTAL FLOOR AREA : 110.3 sq.m. (1187 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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