9 Longlands, Dawlish

£350,000

DART & PARTNERS
Established 1971

9 Longlands

Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- THREE BEDROOM DETACHED HOUSE CLOSE TO TOWN
- VERY GENEROUS PLOT WITH FRONT GARDEN AND LARGE SOUTH FACING REAR GARDEN
- SUPERB VIEWS ACROSS THE VALLEY
- CONSERVATORY
- INTEGRAL GARAGE
- BRICK BUILT SHED/WORKSHOP
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- REQUIRES SOME MODERNISATION THROUGHOUT
- NO ONWARD CHAIN

Offered to the market for the first time since its construction circa 1960 is this three bedroom, detached house, situated close to town on a very generous plot offering plenty of scope for further development subject to relevant planning consents. With accommodation briefly comprising, reception hall, sitting room, kitchen, conservatory, ground floor WC, three bedrooms, family bathroom, uPVC double glazing, gas central heating, integral garage, brick built shed/workshop, driveway parking, front garden and large rear garden. The property does require some modernisation throughout but offers huge scope for the new owner.
Obscure glazed uPVC front door with matching side window into...

RECEPTION HALL

Doors to...

Principal rooms and stairs rising to...

FIRST FLOOR

Radiator, telephone point door to...

LARGE STORAGE CUPBOARD

With some timber slatted shelving and coat hanging hooks, double doors open to a...

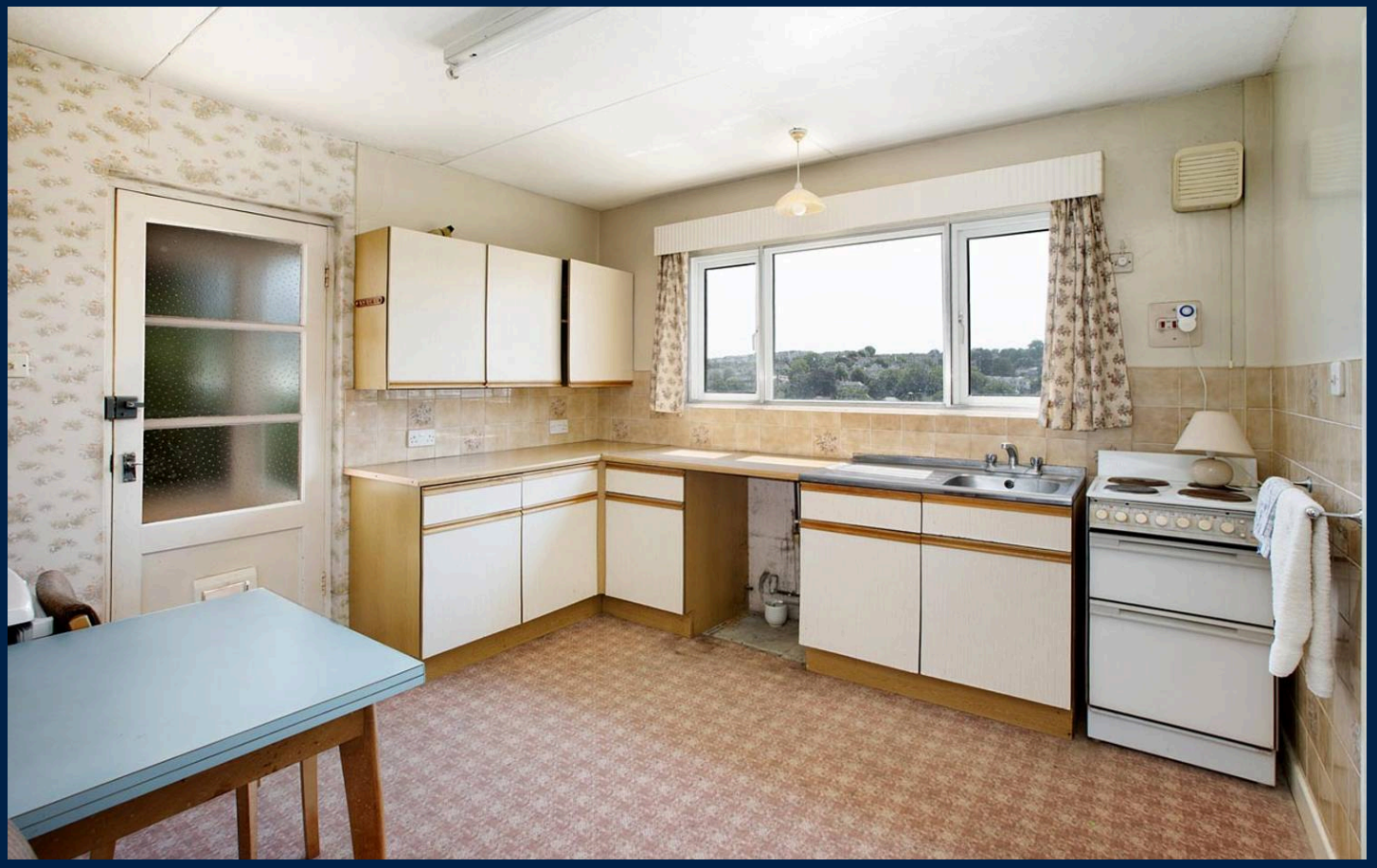
CLOAKS CUPBOARD

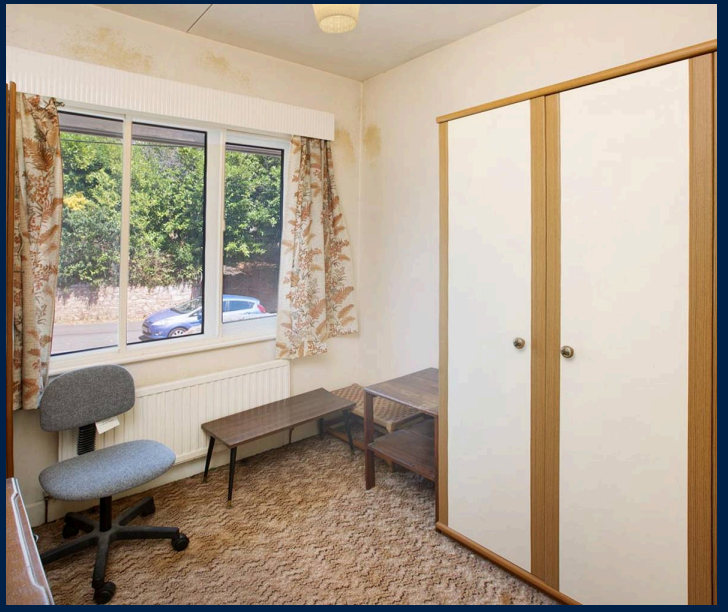
GROUND FLOOR CLOAKROOM/WC

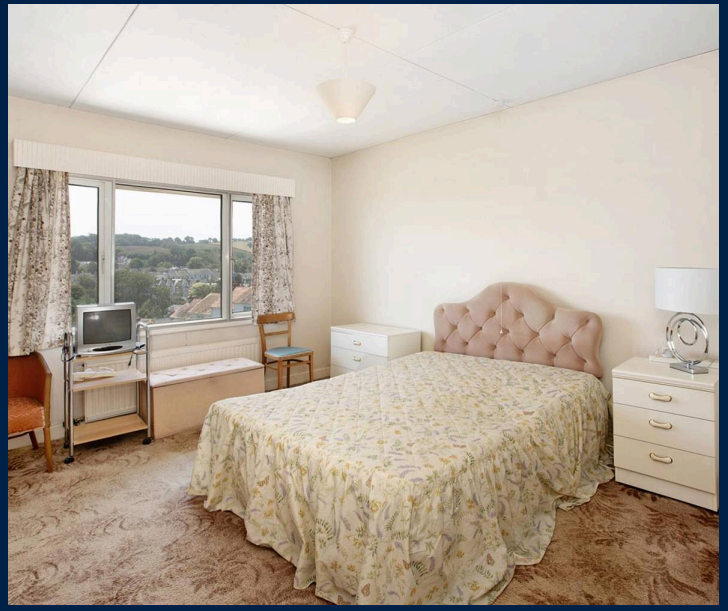
Obscure uPVC double glazed window to side, white suite comprising close coupled WC, wall mounted wash hand basin, tiled splash back.

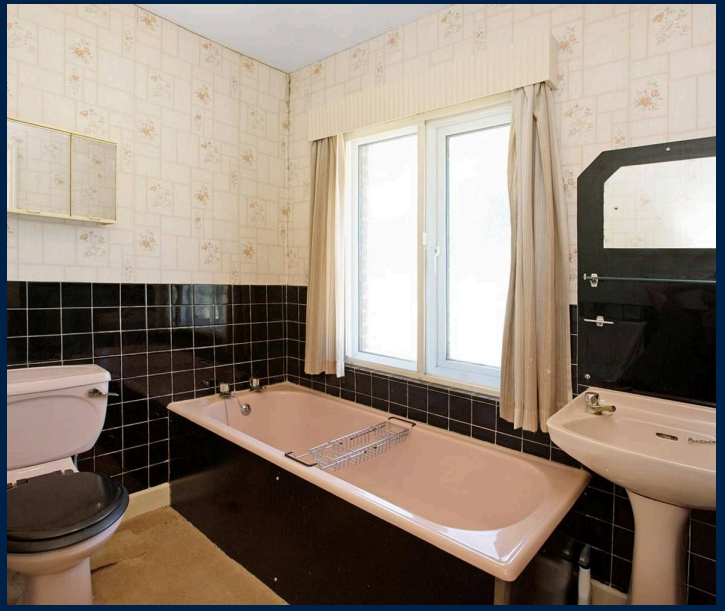
SITTING ROOM/DINER

Dual aspect with uPVC double glazed window and secondary glazing to side, original tiled fireplace, power points, space for dining table and chairs and double glazed sliding door to rear opening to...









CONSERVATORY

With a door leading to steps to rear garden.

KITCHEN

uPVC double glazed window and secondary glazing to rear, range of matching wall and base units with timber effect roll top worksurface over, inset stainless steel sink drainer, space for electric cooker and washing machine, further under counter space for fridge and freezer, radiator and power points, obscure glazed timber door opens into...

SIDE PORCH

uPVC double glazed windows to rear and side aspect and uPVC double glazed door giving access out to the rear garden.

FIRST FLOOR LANDING

uPVC double glazed window and secondary glazing to front, loft access hatch, radiator and power point, door to...

BEDROOM ONE

uPVC double glazed window and secondary glazing to rear, enjoying a lovely open outlook with some distant sea views and countryside views, radiator, power point, built in wardrobe.

FAMILY BATHROOM

Obscure uPVC double glazed window and secondary glazing to front, coloured suite comprising close coupled WC, pedestal wash hand basin and panelled bath, tiled splash backs and radiator.

BEDROOM TWO

uPVC double glazed window and secondary glazing to rear, radiator and power points, door to...

LARGE BUILT IN AIRING CUPBOARD
With timber slatted shelving and factory lagged hot water cylinder.

BEDROOM THREE

uPVC double glazed window and secondary glazing to front, radiator and power points.

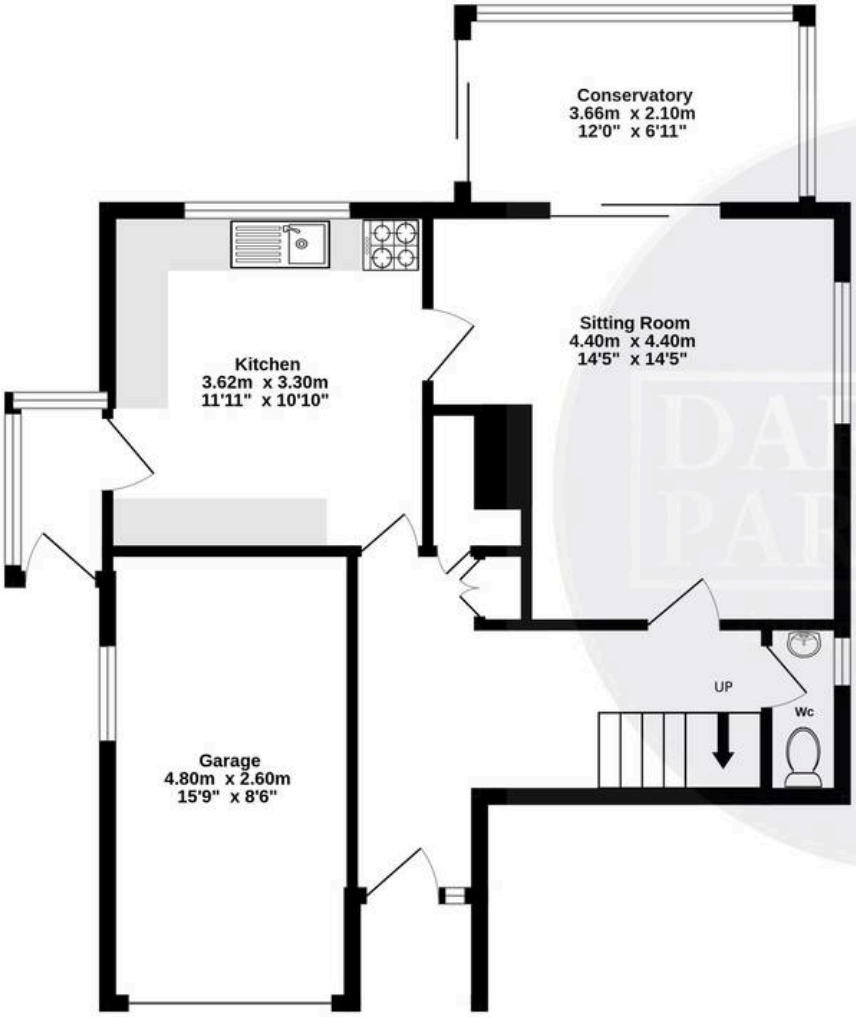
OUTSIDE

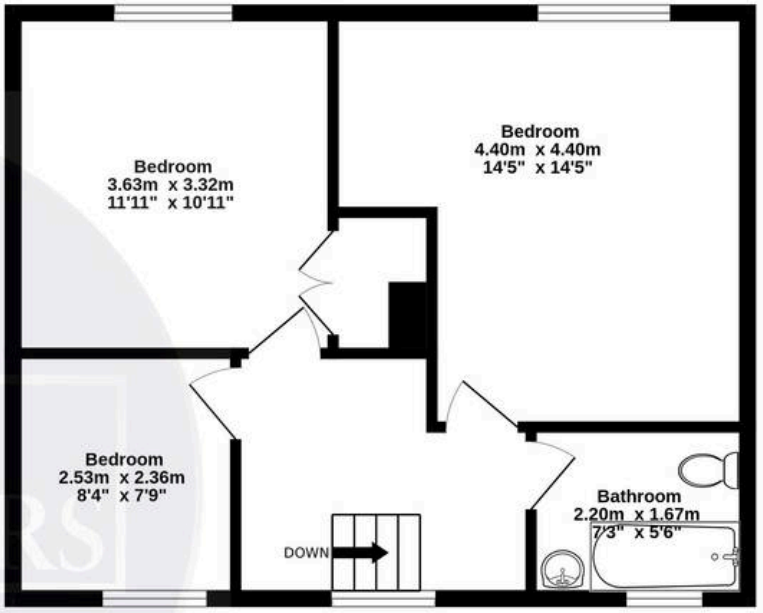
To the front the garden is predominantly laid to lawn, bordered by stone walls, driveway parking ahead of the single garage with metal up and over door, power and light.

There is a brick-built storage shed/workshop to the side with power and light. There is a pathway giving access to the rear where there is a much larger than average south facing garden enjoying a lovely view, mainly laid to lawn bordered by mature plants and hedging, the garden offers fantastic scope for a keen gardener or further future development subject to relevant planning consents.

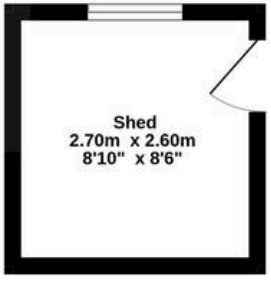
Ground Floor
66.2 sq.m. (712 sq.ft.) approx.

1st Floor
48.2 sq.m. (519 sq.ft.) approx.





Outbuilding
7.0 sq.m. (75 sq.ft.) approx.



TOTAL FLOOR AREA : 121.4 sq.m. (1307 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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