

## Long Lane, Dawlish, EX7 0QR



A deceptively spacious and individual 3/4 bedroom detached family home in a convenient rural location with sizeable gardens and far-reaching country, estuary and sea views.

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

£599,950

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### RECEPTION HALL

A welcoming and generously proportioned entrance hall providing access to the principal rooms, with stairs rising to the first floor. Radiator, power points, and useful understairs storage cupboard housing the wall-mounted LPG boiler and pressurised hot water cylinder.

### KITCHEN/BREAKFAST ROOM

A well-appointed and contemporary kitchen, fitted with a range of wall and base units with roll-top work surfaces over. Integrated eye-level electric oven and microwave, fridge freezer, and dishwasher. Four-ring induction hob with wok zone and stainless steel extractor canopy above. Inset one-and-a-half bowl ceramic sink with drainer. Natural light is enhanced by a uPVC double glazed window to the front and two Velux roof windows, with uPVC double doors opening onto the front patio—providing an ideal space for informal dining. Radiator.

### SITTING/DINING ROOM

A spacious and versatile living area designed to make the most of the surrounding outlook, with uPVC double glazed window and patio doors opening onto rear decking. The room enjoys far-reaching countryside views and offers ample space for both relaxing and dining. Features include two column radiators (vertical and horizontal) and a multi-fuel stove set on a tiled hearth, creating a focal point. Power points, telephone point, and television aerial connection. Door and steps leading down to:

### SNUG/OCCASIONAL BEDROOM

A flexible space suitable for a variety of uses including a snug, guest bedroom or home office. With two skylights, a high-level uPVC double glazed side window, radiator, and power points. Open to:

### LOBBY/BOOT ROOM

Providing additional practical space with uPVC double glazed window to the side and double patio doors opening to the rear, Additional appliance space, and radiator.

### GROUND FLOOR BATHROOM

Fully tiled and fitted with a white suite comprising concealed cistern WC, wall-mounted wash hand basin with vanity storage beneath, bidet, and panelled bath. A glazed shower and steam room enclosure with mosaic tiling adds a spa-like feature. Two obscure glazed uPVC windows to the front, heated ladder-style towel rail, and shaver socket.

### FIRST FLOOR LANDING

A bright and adaptable space currently suited to home working, with uPVC double glazed windows to the front and side aspects. Radiator, power points, telephone point, and loft access hatch.

### BEDROOM 1

A generously sized principal bedroom enjoying two uPVC double glazed windows to the rear with panoramic countryside views, along with an additional side window. Two radiators, power points, and full-length built-in wardrobes with mirrored doors.

### BEDROOM 2

Also positioned to the rear to take advantage of similar far-reaching views. uPVC double glazed window, radiator, power points, and built-in wardrobes with mirrored doors.





### BEDROOM 3

With uPVC double glazed window to the front, radiator, power points, and built-in wardrobes.

### FAMILY BATHROOM

Fitted with a white suite comprising close-coupled WC, wall-mounted wash hand basin, and large jacuzzi-style bath. Tiled splashbacks, electric shaver point, radiator, and double glazed skylight window to the front.

### OUTSIDE

To the front, a paved area extends from the kitchen/breakfast room with uPVC double doors. This leads past the front entrance to a driveway running along the side of the property and continuing to the rear, providing off-road parking for several vehicles. To the rear, a patio area provides access to the utility room and to the raised decking adjoining the sitting/dining room—an ideal setting for outdoor dining and entertaining while taking in the open views. The rear enjoys a good degree of privacy. External tap and power points are installed. LPG storage cylinders are located externally. Steps lead down to: REAR GARDEN. Arranged over three tiers, offering a variety of outdoor spaces. The upper level comprises a lawn adjoining a paved seating area, well suited to entertaining and enjoying the outlook. Further steps lead to: UPPER LAWN AREA. An L-shaped section bordered by

established shrubs, extending beyond the neighbouring boundary hedge to create a wider plot at this level. This area offers additional space for recreation or relaxation. Steps continue down to: LOWER LAWN / WILD MEADOW. Bordered by hedging and backing onto farmland, with far-reaching views. This area may be suitable for a kitchen garden or for keeping small livestock, subject to any necessary consents.

### GARAGE

Single garage with folding timber door, power, and lighting. Inside tap



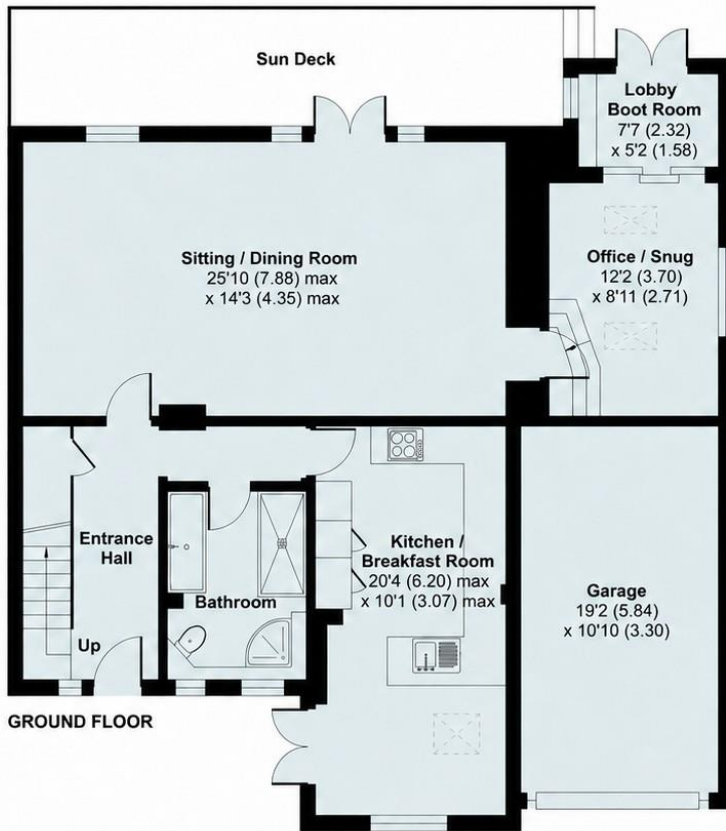
# Long Lane, Dawlish, EX7

Approximate Area = 1735 sq ft / 161.1 sq m

Garage = 206 sq ft / 19.1 sq m

Total = 1941 sq ft / 180.2 sq m

For identification only - Not to scale



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