

Meadow Rise, **Dawlish**, EX7 9AZ

A 3/4 bedroom reverse level detached house situated in an elevated position with enclosed garden, driveway, garage, balcony and open views.

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

£350,000

01626 862379

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FRASER & WHEELER

FRONT DOOR TO

ENTRANCE PORCH

Inner door and window leading to:

ENTRANCE HALL

Stairs leading to the first floor with understairs storage, radiator and doors leading to:

BEDROOM 1

Radiator, 2 fitted mirror fronted fitted wardrobes, uPVC double glazed door and side windows leading to the rear garden.

BEDROOM 2

uPVC double glazed window to the rear looking onto the rear garden. Radiator.

BEDROOM 4

Radiator and uPVC double glazed window to the front.

SHOWER ROOM

Suite comprising shower enclosure, WC, was hand basin with vanity unit, heated towel rail, obscure uPVC double glazed window to the side and tiled walls.

FIRST FLOOR LANDING

Hatch to the loft space, radiator, good size cupboard housing the boiler. Doors to:

BEDROOM 3/ FAMILY ROOM

Radiator, uPVC double glazed patio doors to the front leading to:

BALCONY

With metal and glass balustrade and space to enjoy the lovely views to the front looking towards open fields.

BATHROOM

Suite comprising bath, pedestal wash hand basin, WC, heated towel rail, tiled walls and obscure uPVC double glazed window.

KITCHEN

Base and eye level units with worksurfaces over, stainless steel sink with drainer and mixer tap, gas hob with extractor hood over, fitted oven, breakfast bar, radiator, space for a fridge/freezer, plumbing for a dishwasher, uPVC double glazed window to the front with open views. Door to:

SIDE PORCH

uPVC double glazed door and winds and plumbing for a washing machine.





LOUNGE/DINING ROOM

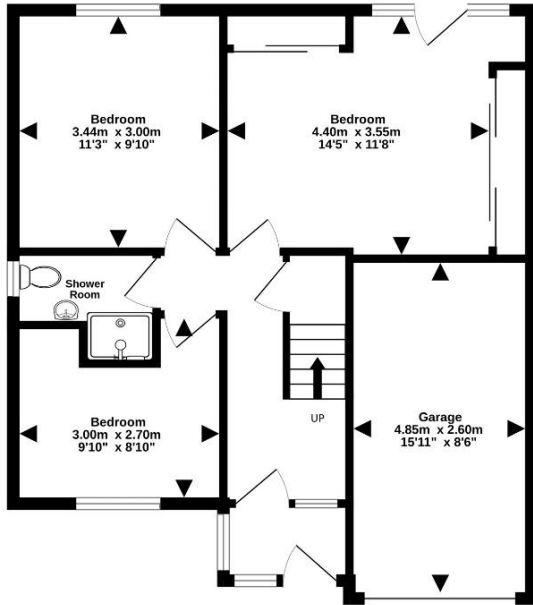
3 radiators and 3 uPVC double glazed windows to the rear with some views towards the sea and over the town.

OUTSIDE

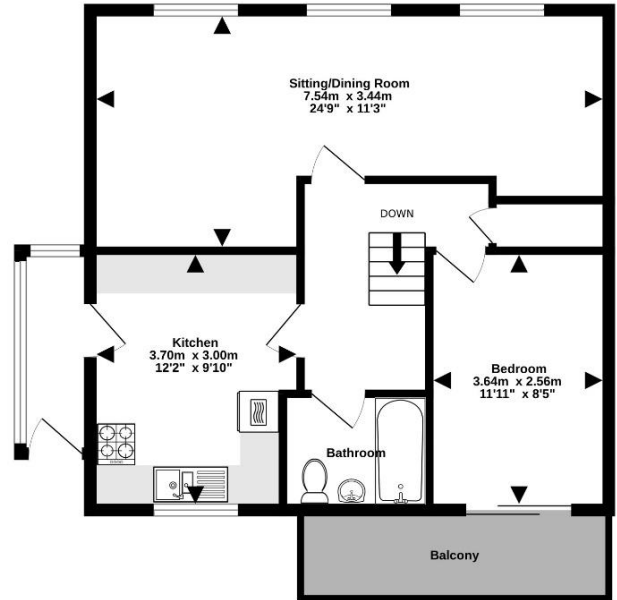
To the front of the property is a brick paved driveway leading to a single garage, access to the front and side of the property. To the rear is an enclosed garden with paved seating areas, garden shed and established plants trees and shrubs.



Ground Floor
57.7 sq.m. (621 sq.ft.) approx.



1st Floor
55.7 sq.m. (600 sq.ft.) approx.



TOTAL FLOOR AREA : 113.4 sq.m. (1221 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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