



Connells

Summerland Close  
Dawlish



## Property Description

Situated in a desirable conservation area with stunning sea views, this substantial detached residence offers spacious and versatile accommodation arranged over two floors, complemented by views across Dawlish and towards the coastline.

The property is approached via a generous driveway providing ample parking for five cars and access to a double garage providing an additional two further parking spaces. Steps lead through beautifully landscaped front gardens to the main entrance.

Inside, the home opens into a welcoming hallway providing access to the principal ground floor rooms. There are five bedrooms in total, with the ground floor offering multiple well-proportioned rooms, including a large principal bedroom with en-suite bathroom, ideal for flexible family living or multi-generational use. A further shower room and utility room enhance practicality.

To the first floor, the property truly impresses with a spacious sitting/dining room, flooded with natural light and enjoying far-reaching views via large windows and access to a balcony. This space provides an ideal setting for both relaxing and entertaining.

The modern kitchen/breakfast room is well-appointed with a range of fitted units, integrated appliances and ample workspace, creating a sociable and functional space with French doors opening out to the sun terrace.

Externally, the south facing gardens are a standout feature, arranged over tiers with attractive planting, lawned areas and multiple seating terraces, perfect for enjoying the outlook and outdoor lifestyle. A rear sun terrace provides an ideal space for al-fresco dining. The lower tier of the garden offers scope to store a campervan or STPP, create an office/sunroom.

The property also benefits from being within walking distance to local amenities, transport and travel links, including the main railway line.

Fully owned Solar Panels provide a quarterly income to the property.

## Front Of The Property

Gated entry into the property with driveway parking for multiple vehicles. The front garden is extremely well kept with mature shrubs, plants and Torbay palms over tiered levels with area of gravel, decking and artificial lawn with various seating areas to enjoy the stunning views. Terraced patio over the double garage and steps up to the main entrance of the property.

## Entrance Porch

Space for shoes and coats, wall mounted radiator and door into the main hallway.

## Entrance Hallway

Spacious hallway with doors to all ground floor rooms, understairs storage cupboard, stairs to the first floor and two wall mounted radiators.

## Bedroom One

19' 2" x 14' 10" ( 5.84m x 4.52m )

Double glazed bay window to the front of the property with beautiful views, overbed storage, fitted wardrobes, wall mounted radiator and door to the ensuite.

## Ensuite

Obscure double glazed window to the side of the property, shower, bath with mixer taps, WC and hand hand basin vanity unit with storage, extractor fan, part tiled and a wall mounted heated towel rail.

## Bedroom Two

15' 1" x 14' 6" ( 4.60m x 4.42m )

Double glazed bay window to the front of the property with beautiful views, fitted wardrobes with vanity and wash hand basin and a wall mounted radiator.

## Shower/Utility Room

Obscure double glazed window to the side of the property, shower, WC, wash hand basin, part tiled, plumbing for washing machine, storage cupboards, wall mounted gas boiler and a wall mounted radiator.

## Bedroom Four

13' 7" x 12' 8" ( 4.14m x 3.86m )

Double glazed window to the rear of the property, fitted wardrobes and a wall mounted radiator.

## Bedroom Five

10' 10" x 6' 9" ( 3.30m x 2.06m )

Double glazed window to the rear of the property and a wall mounted radiator.

## First Floor

Obscure double glazed window to the rear, spacious landing with two storage cupboard and a wall mounted radiator.

## Kitchen

17' 2" x 12' 8" ( 5.23m x 3.86m )

Double glazed window to the side of the property, wall and base units, one and a half bowl composite sink/drain, integrated eye-level double oven, central island with induction hob and breakfast bar, integrated dishwasher, space for American style fridge/freezer, part tiled, wall mounted radiator and double glazed patio doors leading out to a private sun terrace.

## Lounge/Diner

35' 4" x 20' 10" ( 10.77m x 6.35m )

Two double glazed bay windows to the front and a double glazed window to the side of the property, patio doors opening onto a balcony with stunning far reaching views, feature electric fire, space for large dining table and four wall mounted radiators.

## Bedroom Four

13' 7" x 11' ( 4.14m x 3.35m )

Double glazed window to the rear of the property and a wall mounted radiator.

## Shower Room

Obscure double glazed window to the side of the property, walk-in shower, WC and wash hand basin vanity unit with storage, part tiled and a wall mounted heated towel rail.

## Rear Of The Property

Enclosed sunny rear garden/terrace offering a high level of privacy with an area of decking for garden furniture and a gravel walkway which would be an ideal space for storage or a BBQ.

## Double Garage

19' 2" x 19' 2" ( 5.84m x 5.84m )

Two up and over doors with lights and power.

## Agent Notes

We have been made aware this property lies within a Conservation Area.









Total floor area 267.2 m<sup>2</sup> (2,876 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

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EPC Rating: C Council Tax  
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Tenure: Freehold



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