



Connells

Hillbrow Shutterton Lane  
Dawlish Warren Dawlish



### Property Description

This charming bungalow enjoys a prime position directly opposite a beautiful 65-acre country park, perfect for scenic walks and wildlife spotting. Just half a mile down a quiet country lane, you'll find the beach, nature reserve, links golf course, local pubs, shops, and both bus and rail services. Dawlish town centre is around two miles away, offering independent shops, cafes, schools, leisure centre, and hospital facilities.

To the front of the property, there is a driveway with parking for up to three vehicles.

The level rear garden is a standout feature being sunny, secluded, and mainly laid to lawn with shrubs and a few small trees - providing a tranquil space with minimal maintenance. A large store/garage and hardstanding area to the head of the garden offer practical storage solutions.

### Front Of The Property

Driveway parking for multiple vehicles, two area of artificial lawn and side access. Door to main entrance.

### Kitchen

12' 7" x 17' 3" ( 3.84m x 5.26m )

L-Shape room - Double glazed windows to the front and side of the property, wall and base units, one bowl stainless steel sink/drainer, space for oven, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, storage cupboard.

### Lounge

19' 3" x 10' 1" ( 5.87m x 3.07m )

Double glazed window to the front and double glazed doors to the conservatory and a wall mounted electric heater.

### Conservatory

13' 9" x 6' 4" ( 4.19m x 1.93m )

Double glazing surrounding with patio doors opening to the rear garden with ramp access.

### Bedroom One

9' 2" x 9' 4" ( 2.79m x 2.84m )

Double glazed window

### Bedroom Two

9' 2" x 9' 4" ( 2.79m x 2.84m )

Double glazed window

### Bedroom Three

9' 2" x 9' 4" ( 2.79m x 2.84m )

Double glazed window

### Shower Room

Obscure double glazed window, shower cubicle, WC, vanity wash hand basin with storage below.

### Rear Of The Property

The large rear garden is a fantastic feature of this property and is mostly laid to lawn, greenhouse and a garage which can be found at the head of the garden.

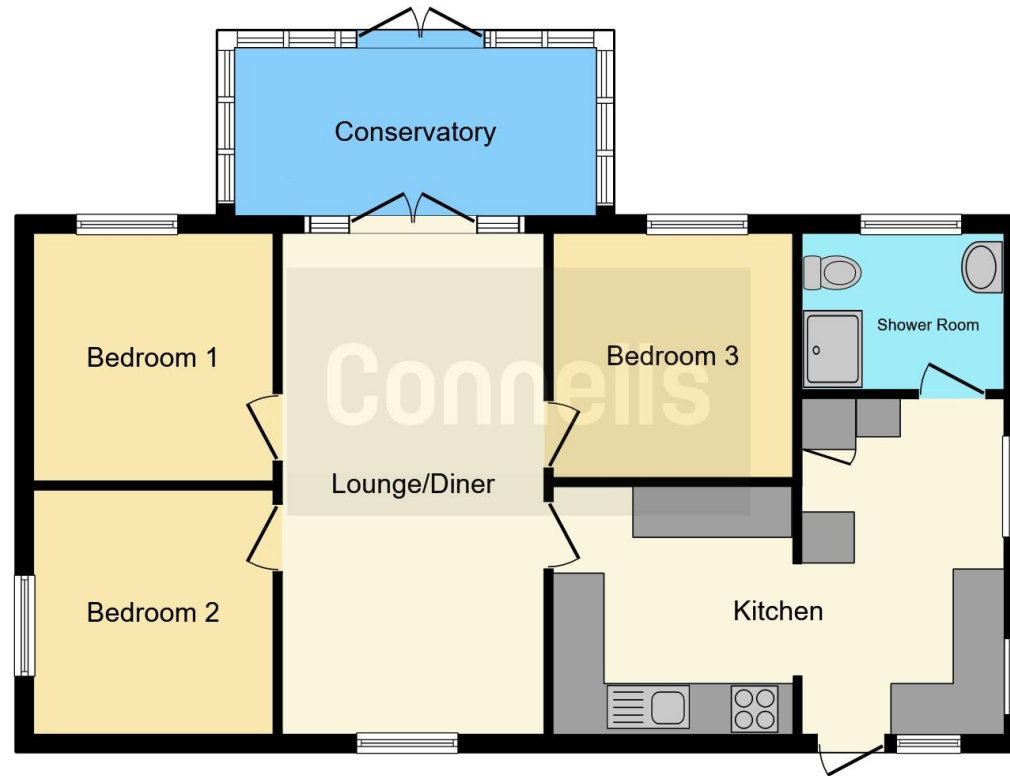
### Agent Notes

Please note that the property is of non-standard construction. Advice should be sought about the possibility of raising a mortgage on the property, if required and we recommend speaking with your conveyancer.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold



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