



A semi-detached, three bedroom house with sea views, front & rear gardens, in a cul-de-sac location only a short walk from the schools, shops & beach

65 Newlands | Dawlish | EX7 0DY







PROPERTY TYPE

Semi-Detached House  
Freehold



SIZE

946 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Garden



EPC RATING

55 (D)



COUNCIL TAX BAND

C



in a nutshell...

- CHAIN FREE
- Three Bedrooms
- Off-Street Parking
- Sea Views
- Conservatory
- Spacious Front & Rear Garden
- Close To Local Schools







## the details...

Inside, it has light and neutral décor throughout, benefiting from gas central heating.

The accommodation comprises of an entrance hallway with a staircase to the first floor, storage beneath and a sliding door into a versatile room that would make a great play room or study, a generously sized living dining room with a fireplace, a window to the front and patio doors to a small conservatory, a kitchen that has plenty of worktop and cupboard space and a back door into a porch/utility with plumbing for a washing machine.

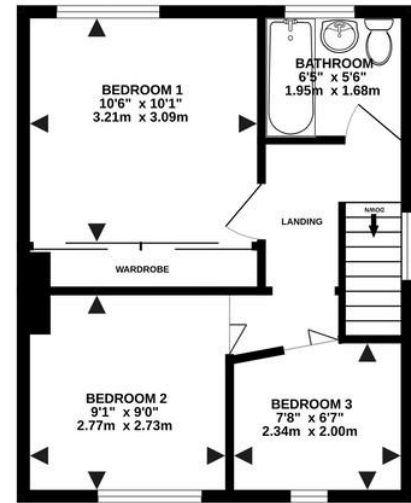
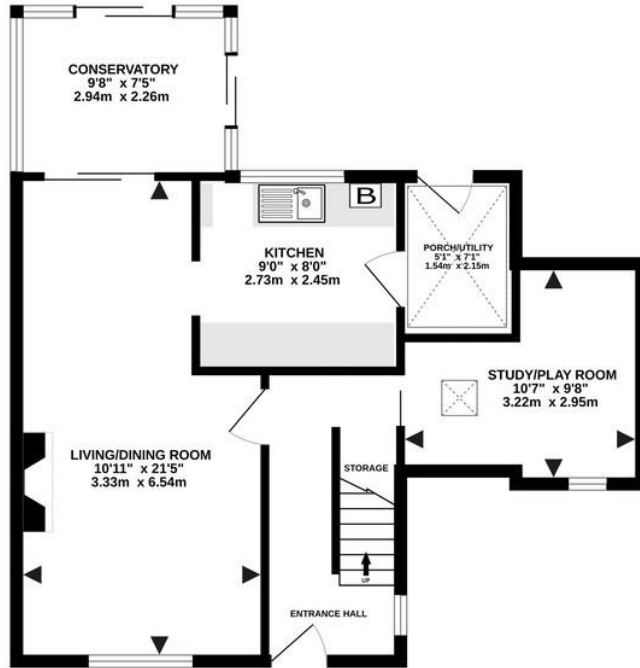
Upstairs, there are three bedrooms, two doubles and a single, the master with a large, fitted wardrobe, and a bathroom with a bath, a shower over, a basin and a WC. The front bedrooms with a fabulous, elevated view over the town rooftops to the sea and Devon coastline.

Outside, the rear garden is a surprisingly spacious and split-level with a paved patio great for entertaining, and at the front another patio and a gate leading onto steps down to an off-road parking space.

Tenure: Freehold  
Council Tax Band: C



## the floorplan...



TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.

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## the location...

Dawlish has a great deal to offer with its stunning sandy beaches, local shops, public houses, highly regarded primary and secondary schools ideal for a growing family and a railway station to the town centre of Newton Abbot, Teignmouth and Exeter City Centre where you can find a host of different amenities. This seaside town is also only a short walk away from Dawlish Warren where you can find a host of different activities. It also benefits from easy access to the A380 making it convenient for commuters to Exeter Airport and Exeter City Centre.

## Shopping

Late night pint of milk: Co Op 0.5 mile

Town centre: Dawlish 0.6 mile

Supermarket: Sainsburys 1.3 miles

## Relaxing

Beach: Dawlish 0.5 mile

Park: Oaklands Park: 0.2 mile

## Travel

Train station: Dawlish 0.6 mile

Main travel link: A380 5.1 miles

Airport: Exeter Airport 14.6 miles

## Schools

Orchard Manor School: 1.2 miles

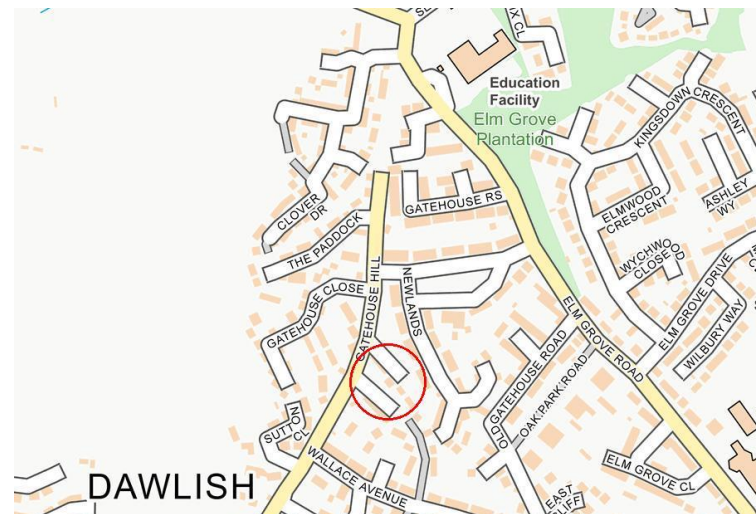
West Cliff Primary Academy: 0.9 mile

Gatehouse Primary Academy: 0.4 mile

Little Swans: 0.9 mile

Please check Google maps for exact distances and travel times.

Property postcode: **EX7 0DY**







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