



Located at the top of Dawlish is this spacious three bedroom semi-detached house. Looking out the front of the house and from the balcony you are met with stunning sea views. Internally there are three double bedrooms, spacious lounge with balcony, modern kitchen/diner, downstairs WC, family bathroom and large basement and utility. Benefitting from off road parking and a double garage, this really is the ideal family home!

59 Upper Longlands | Dawlish | EX7 9DD



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House  
Freehold



SIZE

1,516 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Double Garage & Off Road  
Parking



OUTSIDE SPACE

Garden & Balcony



EPC RATING

61 (D)



COUNCIL TAX BAND

D



in a nutshell...

- Sea Views
- Double Garage and Off Road Parking
- Desirable Location
- Spacious Living Area
- Three Double Bedrooms
- Balcony With Sea Views





## the details...

A fabulous, deceptively spacious, semi-detached family home with three double bedrooms, a double-garage and parking, an enclosed rear garden, and a balcony with fabulous sea views, in an elevated position in the popular seaside town of Dawlish.

Inside, it is beautifully presented with light and neutral décor throughout giving a modern feel, and it is warm and welcoming with gas central heating and double-glazing.

The accommodation comprises of, on the ground floor, an entrance hallway with a staircase to the first floor, a convenient cloakroom that has a hidden-cistern WC and basin, a light and airy living room with sliding patio doors to a sunny, south-facing balcony from where there is a wonderful view over town rooftops to the sea, a generously sized, modern kitchen/dining room with loads of worktop and cupboard space, an integrated fridge and freezer, a gap for a range cooker with a wide filter hood above, plumbing beneath the sink for a dishwasher, a back door to the garden, plenty of space for a dining table and seating ideal for any occasion, and a spiral staircase leading down the lower ground floor where there is a snug/study, ideal for those working from home, a separate utility room with a sink and plumbing for a washing machine and another appliance, and a double garage, currently used as a home gym, with storage, a gas boiler for the central heating and hot water, and twin up and over doors to the driveway where there is additional parking.

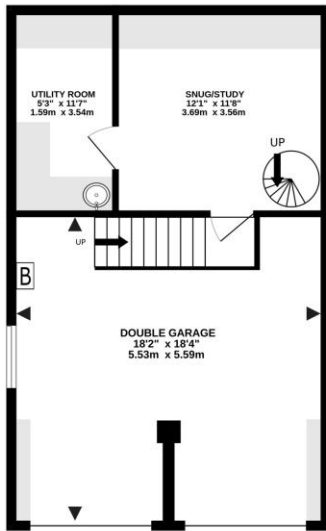
Upstairs, from the entrance hallway there are three light and airy bedrooms, all doubles, the two at the front with dormer windows offering fabulous sea views, and a family bathroom containing an L-bath with a rainfall shower above, a hidden-cistern WC, a basin, and a heated towel rail.

Outside, at the front, the large balcony has a steel balustrade and makes a wonderful sunny space to share drinks and enjoy the view, and at the rear the garden is a decent size and is fully enclosed making it pet friendly. There is an extensive terrace of paving, a timber shed and an outside tap, with steps up to a terrace of gravel, making a wonderful outside space for entertaining, be it alfresco dining or a barbecue, and a gate provides alternative access onto steps down to the front. A viewing is essential to fully appreciate all that this fabulous property has to offer.

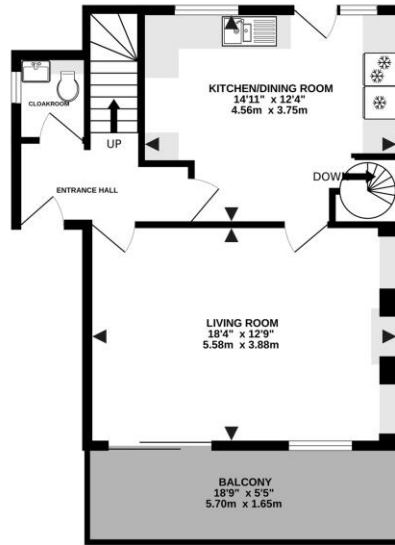


# the floorplan...

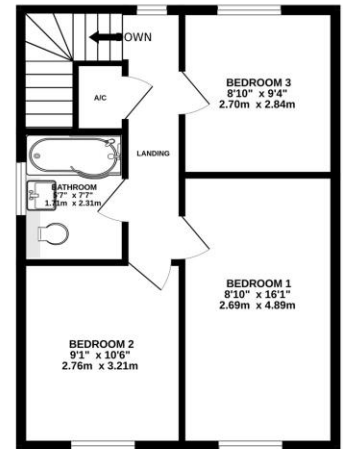
**LOWER GROUND FLOOR**  
547 sq.ft. (50.8 sq.m.) approx.



**GROUND FLOOR**  
503 sq.ft. (46.7 sq.m.) approx.



**1ST FLOOR**  
467 sq.ft. (43.4 sq.m.) approx.



**TOTAL FLOOR AREA: 1516 sq.ft. (140.9 sq.m.) 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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## 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: Brook St. FAMILY SHOPPER 0.5 mile

Town centre: Dawlish 0.9 mile

Supermarket: Sainsburys 2.7 miles

## Relaxing

Beach: Dawlish 0.8 mile

Park: Dawlish Play Park: 0.5 mile

## Travel

Train station: Dawlish 0.8 mile

Main travel link: A380 5 miles

Airport: Exeter Airport 17.8 miles

## Schools

Orchard Manor School: 1.2 miles

West Cliff Primary Academy: 1 mile

Gatehouse Primary Academy: 1.7 miles

Little Swans: 0.9 mile

Please check Google maps for exact distances and travel times.

Property postcode: **EX7 9DD**





Need a more complete picture? Get in touch with your local branch...

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