

- SEMI DETACHED BUNGALOW
- SOUGHT AFTER RESIDENTIAL AREA
- KITCHEN/DINER, UTILITY PORCH
- LOUNGE
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM - ENSUITE SHOWER ROOM
- DRIVEWAY, GARAGE, GARDENS
- uPVC D/G, GAS C/H

Lower Drive, Dawlish, EX7 0AT

Guide Price £315,000

Semi detached bungalow in sought after residential location, offered in very good order and benefits from uPVC double glazing, gas central heating. The property benefits from its own driveway leading to a single garage. Utility porch, kitchen/diner, sitting room, front conservatory, two double bedrooms one with ensuite shower room, modern bathroom, gardens. Driveway parking and single garage.



Property Description

Situated in a sought after residential area is this lovely semi detached bungalow which is offered in very good order and benefits from uPVC double glazing, gas central heating. Near level location close to a parade of shops on the Exeter Road as well as a regular bus service to the nearby Sainsbury's supermarket and the town centre, approximately 1 mile away. The property benefits from its own driveway leading to a single garage. Utility porch, kitchen/diner, sitting room, front conservatory, two double bedrooms one with ensuite shower room, modern bathroom, gardens.

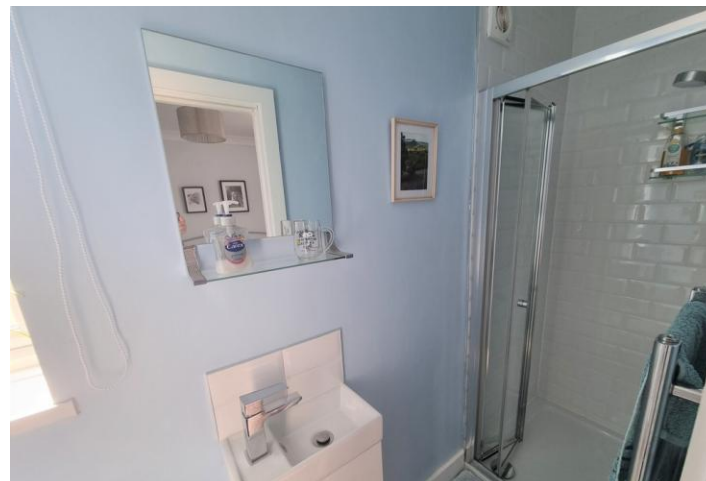
Dawlish is a small seaside town located around 10 miles from the cathedral city of Exeter with its regional airport and M5 motorway junction, Dawlish can also be reached by regular bus and train services from the town centre. The immediate coastline is a haven for walkers as the town is close to the Haldon Hills and Dartmoor National Park, there is an 18 hole golf course in Dawlish Warren and Teignmouth as well as sailing services on the Exe and Teign estuary. The town offers a wide range of facilities and is renowned for its central lawns with brook and iconic Black Swans.

uPVC double glazed utility porch with recess having plumbing for washing machine and wall mounted boiler serving the central heating and domestic hot water.
uPVC half glazed door to....

KITCHEN

uPVC double glazed window to side. A range of matching wall and base units with granite work surface over, inset composite sink drainer, integrated eye level electric oven, 4 ring electric hob, space for fridge freezer, plumbed in mini dishwasher, dual uPVC double glazed doors opening to timber balcony with aspect to





the rear and side of the property, shelved larder cupboard. Two radiators.

SITTING ROOM

uPVC double glazed French doors and side windows, dado rail, fireplace with gas fire, coved ceiling, Radiator. TV and telephone points.

INNER HALLWAY

Loft access hatch.

BEDROOM 2

uPVC double glazed window with aspect to the front, radiator.

ENSUITE

Obscure uPVC double glazed window to side, concealed cistern WC, wall mounted wash hand basin into vanity unit, tiled splash backs, shower enclosure with folding glazed doors and mains fed shower. Chrome ladder heated towel rail.

BEDROOM 1

uPVC double glazed window with aspect to rear garden, built in wardrobes, five drawer vanity unit and shelving, coved ceiling, radiator.

BATHROOM

Obscure uPVC double glazed window to side, newly installed modern white suite comprising, concealed cistern flush WC, inset wash hand basin into vanity unit, paneled bath, tiled splash backs, radiator

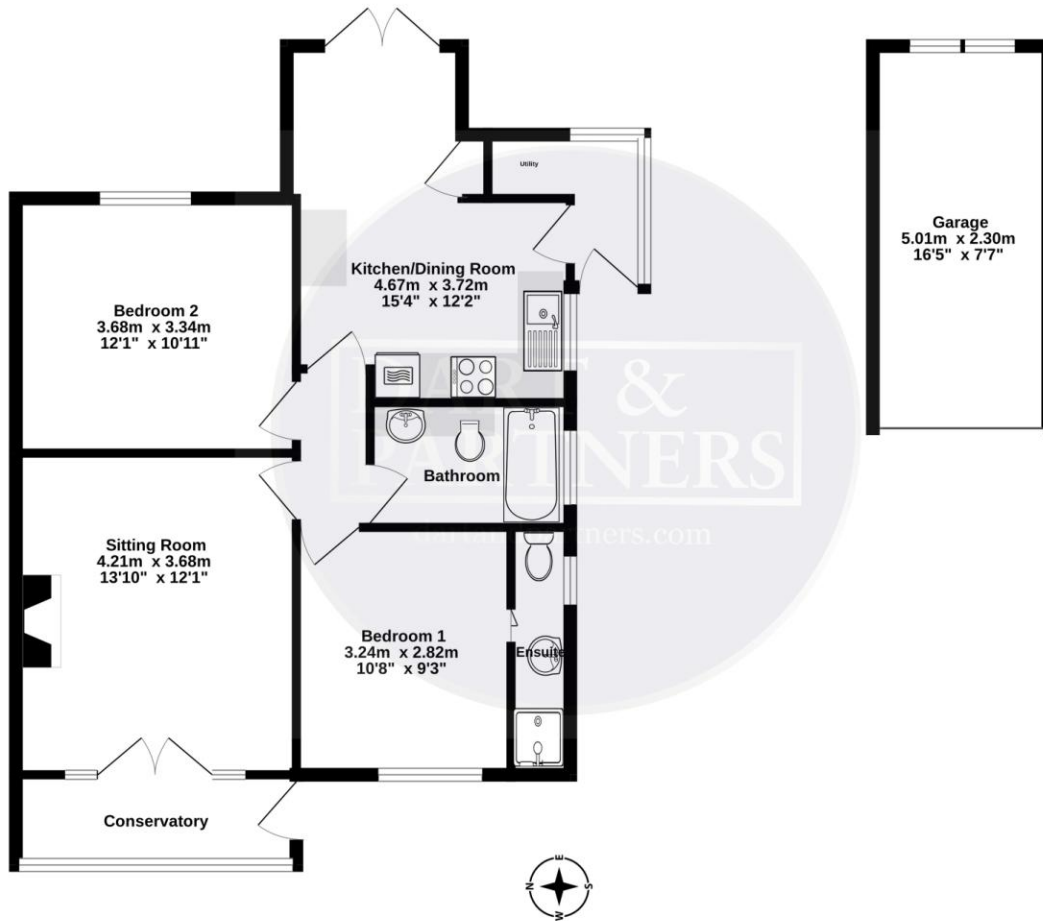
FRONT CONSERVATORY

uPVC double glazed windows with aspect to the front of the property, uPVC double glazed door.



Ground Floor
66.4 sq.m. (715 sq.ft.) approx.

Garage
11.5 sq.m. (124 sq.ft.) approx.



TOTAL FLOOR AREA : 77.9 sq.m. (839 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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OUTSIDE

To the front of the property there is a walled garden laid to chipings, driveway to side leading to the **SINGLE GARAGE** with up and over door. The rear garden is enclosed by fencing and is two tiered offering a well stocked upper area with an array of beautiful plants and shrubs, a lower area of lawn with path. Paved patio area and decked seating area providing a private dining or entertaining space.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements