



- SEMI DETACHED REVERSE LEVEL PROPERTY
- WONDERFUL SEA AND COUNTRYSIDE VIEWS
- NO ONWARD CHAIN
- THREE BEDROOMS
- LIVING ROOM, KITCHEN
- BATHROOM
- GARDEN, GARAGE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Upper Longlands, Dawlish, EX7 9DD

Guide Price £260,000

Offered to the market with NO ONWARD CHAIN is this semi-detached reverse level property enjoying a southerly aspect with fine views to the sea, town and over the Luscombe Estate and countryside. the property would benefit from some modernisation throughout and has accommodation briefly comprising; reception hall, living room diner, balcony, fitted kitchen, three bedrooms, bathroom, garden, driveway parking and garage, uPVC double glazing and gas central heating. an early viewing comes highly recommended.

*** FLOORPLAN TO FOLLOW ***



Property Description

Obscure glazed timber front door into...

RECEPTION HALL

With doors to principal rooms and stairs descending to lower ground floor. Meter cupboard and wall mounted consumer unit. Coat hanging hooks, radiator, loft access hatch. Louvre door to useful storage cupboard with timber shelving and hanging rail. multi-paned glazed door through to...

KITCHEN

With a range of matching wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, eye level electric oven, four burner gas hob, tiled splash backs, power points, space and plumbing for fridge and freezer, wall mounted gas boiler. Dual aspect with uPVC double glazed window to front and side aspect. Hard wired smoke and carbon monoxide alarm. Multi-paned timber door through to...

LIVING ROOM DINER

Dual aspect with uPVC double glazed window and sliding patio doors to rear, enjoying stunning sea and countryside views. Two radiators, power points, television aerial connection point, telephone socket.

LOWER GROUND FLOOR

HALLWAY

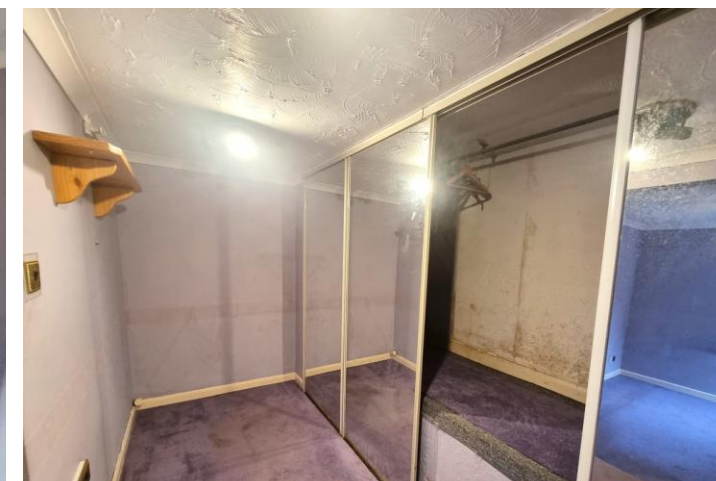
With radiator, power point. Door to airing cupboard with factory lagged hot water cylinder and timber slatted shelving. Sliding door to...

FAMILY BATHROOM

White suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower attachment over, glazed shower screen, tiled splash backs, radiator.

BEDROOM ONE

uPVC double glazed window to side aspect, radiator, power points, telephone connection point.





DRESSING ROOM AREA

Range of built in wardrobes with sliding mirrored doors and hanging rail.

BEDROOM TWO

uPVC double glazed window to rear, radiator, power points.

Glazed uPVC back door giving access to rear garden.

BEDROOM THREE

uPVC double glazed window to rear, radiator, power points.

OUTSIDE

Generous garden to the side and rear. Predominantly laid to lawn with a paved patio area. Steps descending to lower area, perfect for seating. Gated access to side pathway. Timber shed. To the front is an **ALLOCATED PARKING SPACE** alongside the **SINGLE GARAGE** with metal up and over door, power and light. Various shelving. Under garage store with power and light, plumbing for washing machine.

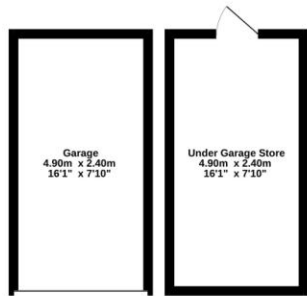
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band C



Garage
24.0 sq.m. (259 sq.ft.) approx.



Ground Floor
46.3 sq.m. (498 sq.ft.) approx.

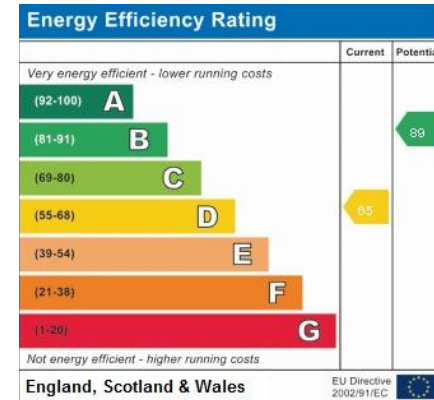


1st Floor
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA : 107.1 sq.m. (1152 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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