



A spacious three-bedroom semi-detached family home. Benefitting from off road parking and close to local amenities, this property lends itself to be the perfect space for family living. Within walking distance is the local superstore, beach and public transport links.

**Exeter Road | Dawlish | EX7 0LX**





PROPERTY TYPE

Semi Detached Chalet  
Bungalow



SIZE

1028sq ft



LOCATION  
Devon



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

E 49



COUNCIL TAX BAND

C



### in a nutshell...

- Desirable Location
- Close to Local Amenities
- Three Bedrooms
- Well Presented Throughout
- Off Road Parking
- Close To Public Transport
- Spacious Living Space
- Short Walk to Local Superstore
- Walking Distance to the Beach







## the details...

A deceptively spacious, modern, semi-detached family home with three bedrooms, parking, an enclosed southwest-facing rear garden, conveniently located close to local shops and a supermarket, in the popular seaside town of Dawlish.

Inside, it is well-presented with light and neutral decor and brand-new carpets throughout, and it feels warm and welcoming with electric central heating and double-glazing.

The accommodation briefly comprises, on the ground floor, an entrance hallway with a staircase rising to the first floor, a cupboard beneath containing the electric boiler and hot water cylinder, and a convenient cloakroom with a WC and basin, a spacious living room filled with light from a window and patio doors to the rear garden, and a generously sized kitchen/dining room that has ample space for a dining table and seating, ideal for any occasion, and a modern fitted kitchen in grey that has plenty of worktop and cupboard space, a fan-oven, ceramic hob, floor space for a fridge/freezer, and space with plumbing for a washing machine.

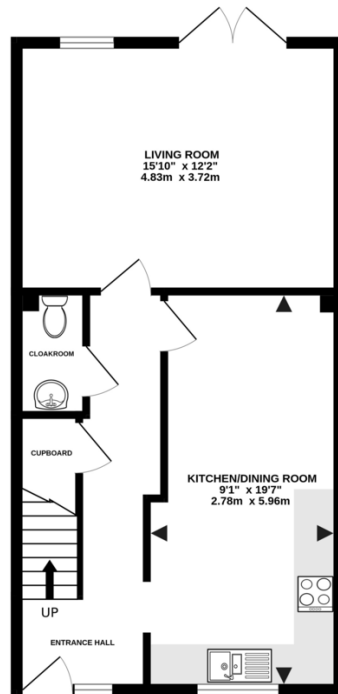
Upstairs, there are three light and airy bedrooms, two excellent doubles, one with a built-in cupboard and a dormer window to the front, and the other with a large skylight in its vaulted ceiling, and a large single with a skylight filling the room with natural light. On the landing is an airing cupboard, and completing the accommodation, a family bathroom containing a bath with a shower over, a basin, and a WC.

Outside, the rear garden is private and fully enclosed making it safe for children and pets. It is split level with terraces of paving and timber decking, great for entertaining, be it alfresco dining or a barbecue, and a lawn bordered by bushes, shrubs, and ornamental trees. A timber shed provides useful storage, there is an outside tap for convenience, and a path leads along the side of the property to a gate providing alternative access to the front, where there is a landscaped garden with sleeper-edged beds and several palms, beside the tarmac driveway that provides parking for at least two cars.

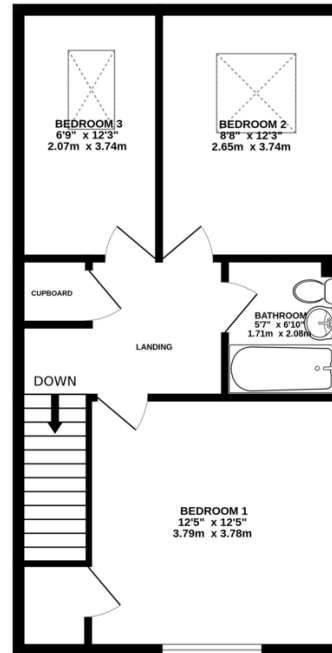


# the floorplan...

GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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

Dawlish Town Centre: 1.4 miles

Sainsburys Supermarket: 0.3 miles

### Relaxing

Beach: Dawlish Warren Beach 1.7 miles

Sandy Lane Play Park: 1.0 mile

Dawlish Warren Golf Club: 1.6 miles

### Travel

Bus stop: Exeter Road, 0.1 mile

Train station: Dawlish 1.5 miles

Main travel link: A380 7 miles

Airport: Exeter 13.4 miles

### Schools

Dawlish Community College: 1.2 miles

Gatehouse Primary School: 1.6 miles

Orchard Manor School: 2.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX7 0LX**

## how to get there...

As you head out of Dawlish town centre towards Exeter, follow Exeter Road for just over a mile and the property can be located on the left hand side of the road.







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

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