



## 8 Meadow Rise, Dawlish, EX7 9AZ

£435,000 Freehold

Extended Detached Bungalow • Very Private & Unoverlooked Large Corner Plot • Far Reaching Views Across Dawlish & Luscombe Country Estate • Parking for Multiple Vehicles in Addition to Garage • Tastefully Extended And Spacious Accommodation • Three Double Bedrooms • Master Bedroom En Suite • Family Bathroom • Vast Under House Storage with Light & Power • EPC - D

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This tastefully extended and light filled detached bungalow offers generous and spacious accommodation with a lovely, large bright lounge/diner with far sweeping town and rural views to the Luscombe Country Estate. The bungalow sits on a most generous corner plot with ample parking for multiple vehicles and is very private and unoverlooked with well maintained established gardens to the front, side and sunny south facing rear. There is vast under house storage the width of the property, accessed from the rear garden which has light, power and plumbing for a washing machine with a further under house store with light and power for garden equipment and tools etc.

Stepping in to the spacious hallway with stripped wooden floor, there is access to the loft space with retractable ladder and doors lead off to the principal rooms. There are two useful storage cupboards with further overhead storage. Both have shelving and one is fitted with a radiator.

The extended lounge/diner is a generous size and enjoys far reaching views over Dawlish and across to the Luscombe Country Estate.

There is a feature fireplace housing a gas fire and a door leads through to the extended master bedroom which also enjoys the same lovely views to wake up to. There is an en suite shower room with large shower cubicle, wash hand basin in vanity unit with storage below and WC. There is an obscure glazed window and extractor.

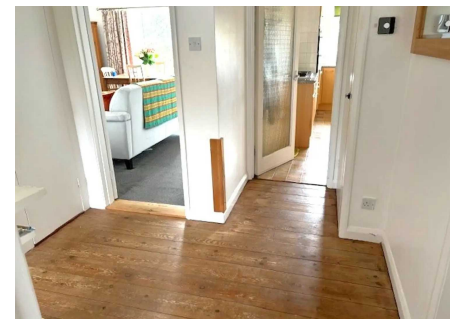
The extended kitchen has the same fantastic aspect with views far over the town and across to the Luscombe Country Estate. There is a range of wood base and wall units with work top and tiled splash back. Integrated appliances include an electric oven and grill, four ring gas hob and slimline dishwasher. A half glazed door leads out to the side of the property.

Two further good sized double bedrooms with ample built in storage with hanging and shelving overlook the front of the bungalow.

The family bathroom comprises bath with folding shower screen and shower over, wash hand basin in vanity unit with storage below and WC. There is an obscure glazed window to the side.

The front of the property has a level hardstanding for car parking in addition to the driveway and garage. The driveway or steps with handrail both lead to the front garden where there is a pathway to the front door which continues to the side of the property accessing the rear. The front garden is well secluded and has areas of lawn and established plants and evergreens.

The sunny south facing and very private and unoverlooked rear garden is paved the width of the property providing a lovely terrace for seating and garden furniture with a further paved area to the side. There is an area of level lawn surrounded by established plants. Pathways lead down to a further area where there is a greenhouse. There is an outside tap and outside lighting. Accessed from the rear garden are the vast under house storage areas this bungalow enjoys which also have light and power and plumbing for a washing machine. The Ideal boiler is located here also.

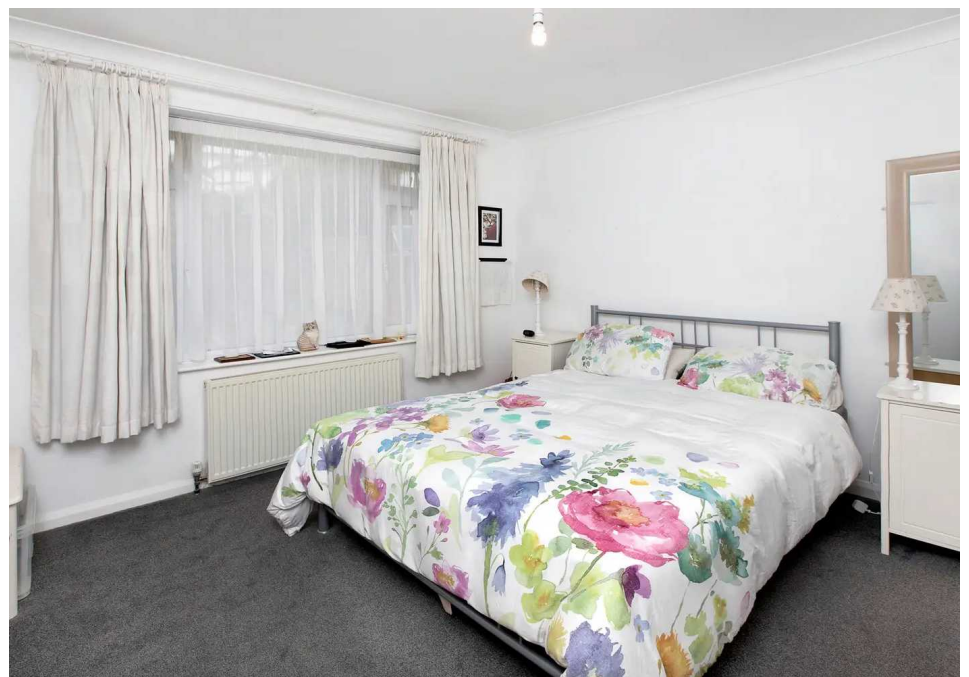
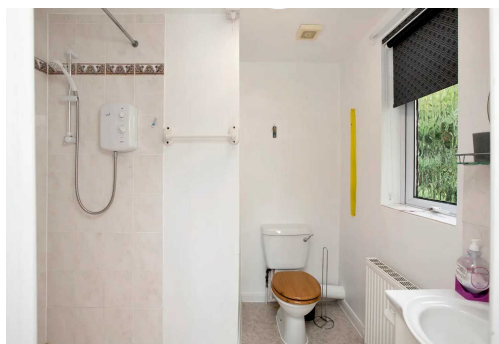


Tenure: Freehold

Council Tax Band D - £2,279.61 per year

Electric, gas and water all connected

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



**MEASUREMENTS:**

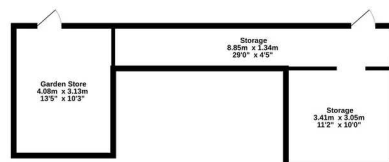
Sitting/Dining Room 17'10" x 17'5" (5.44m x 5.32m), Kitchen 14' 5" x 10' 11" (4.4m x 3.33m), Bedroom 12' 7" x 11' 2" (3.84m x 3.41m), Bedroom 11' 9" x 10' 6" (3.59m x 3.21m), Bedroom 13' 5" x 10' 3" (4.08m x 3.13m), En Suite 7' 5" x 6' 4" (2.27m x 1.93m), Bathroom 9' 2" x 6' 6" (2.8m x 1.97m), Garage 15' 8" x 8' 2" (4.77m x 2.48m), Garden Store 13' 5" x 10' 3" (4.08m x 3.13m), Storage 29' 4' 5" (8.85m x 1.34m), Further storage 11' 2" x 10' (3.41m x 3.05m)



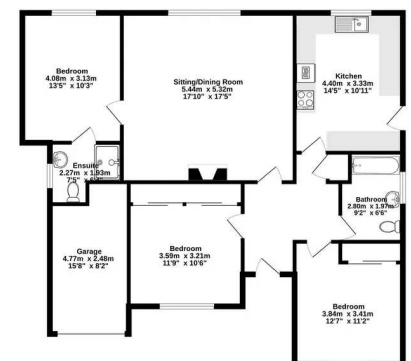
Extended and extremely private 3 bedroom detached bungalow in favoured West Dawlish with stunning views towards the Luscombe Estate. Situated on a generous corner plot. Master bedroom en suite in addition to family bathroom. Driveway parking, garage and vast under house storage with light and power.



**Garden Level**  
35.0 sq.m. (377 sq.ft.) approx.



**Ground Floor**  
112.1 sq.m. (1207 sq.ft.) approx.



**TOTAL FLOOR AREA : 147.2 sq.m. (1584 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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