



- DETACHED FAMILY HOME INSUGHT AFTER LOCATION ON THE OUTSKIRTS OF TOWN
- ENTRANCE PORCH, RECEPTION HALL, CLOAKROOM
- KITCHEN DINER, UTILITY AREA AND PANTRY
- SITTING ROOM, SECOND RECEPTION ROOM
- LANDING AREA WITH STORAGE, FAMILY SHOWER ROOM
- THREE DOUBLE BEDROOMS, ONE EN-SUITE
- GARAGE, DRIVEWAY PARKING
- ATTRACTIVE FRONT AND REAR GARDENS, SEA VIEWS

Southdowns Road, Dawlish, EX7 0LB Guide Price £550,000

A wonderful spacious detached family home situated in a highly sought after area on the outskirts of Dawlish with accommodation briefly comprising; entrance porch, reception hall, living room, dining room, kitchen, utility room, cloakroom, second reception/snug, three double bedrooms, master with en-suite bathroom, family shower room, garage, driveway parking, front and rear gardens, uPVC double glazing and gas central heating, sea views. An internal viewing comes highly recommended to appreciate the accommodation on offer.



Property Description

Obscure glazed composite front door into...

ENTRANCE PORCH

uPVC double glazed windows to side, obscure glazed timber door into...

RECEPTION HALL

With doors to principal room and stairs rising to first floor, radiator, power points, telephone socket, useful under stairs storage cupboard with coat hanging hooks and hanging rail.

CLOAKROOM

Modern white suite comprising close coupled WC, inset wash hand basin into vanity unit, tiled splash backs.

SITTING ROOM

Dual aspect with uPVC double glazed windows to side and uPVC double glazed bay window to front, marble fireplace and hearth with gas fire, two radiators, power points, television aerial connection point.

KITCHEN/DINER

Dual aspect with uPVC double glazed windows to side and rear, uPVC double glazed French door leads directly onto the raised deck and gives access to the rear garden.. The kitchen has a modern range of matching wall and base units with quartz work surface and matching splash backs, eye level integrated double oven, plate warmer, integrated larder fridge, inset one and a half bowl composite sink drainer, power points, four ring induction hob with extractor above. Door through to...

UTILITY AREA

Base unit will rolltop work surface over, inset stainless sink drainer, space and plumbing for dishwasher, space for fridge freezer. Radiator. Doors to two walk in cupboards, one is currently used as a pantry, one is fitted with hanging rails and used for outer wear.

A further door leads to the rear of the garage.





FAMILY ROOM

With uPVC double glazed window to side, two uPVC double glazed doors to rear and side aspect, radiator, power points, light tunnel. Door into rear of garage. Door to garden.

GARAGE

With metal up and over door, power and light, space and plumbing for washing machine and tumble dryer, further appliance space.

FIRST FLOOR LANDING

Loft access hatch, power points, large storage cupboard housing wall mounted gas boiler supplying gas central heating, timber slatted shelving.



FAMILY SHOWER ROOM

Obscure uPVC double glazed window to side, modern white suite comprising close coupled WC, inset wash hand basin into vanity unit, large walk-in shower enclosure with glazed screen, mains fed shower including rainwater head, chrome ladder heated towel rail.

BEDROOM ONE

Dual aspect with uPVC double glazed windows to front and side, radiator, power points, built in wardrobe with hanging rail, Door to...

EN-SUITE BATHROOM

With obscure uPVC double glazed window to side, modern white suite comprising close coupled WC, large wash hand basin set into vanity unit, bath with mains fed shower including rainwater head, folding glazed screen, anthracite ladder heated towel rail, tiled splash backs.

BEDROOM TWO

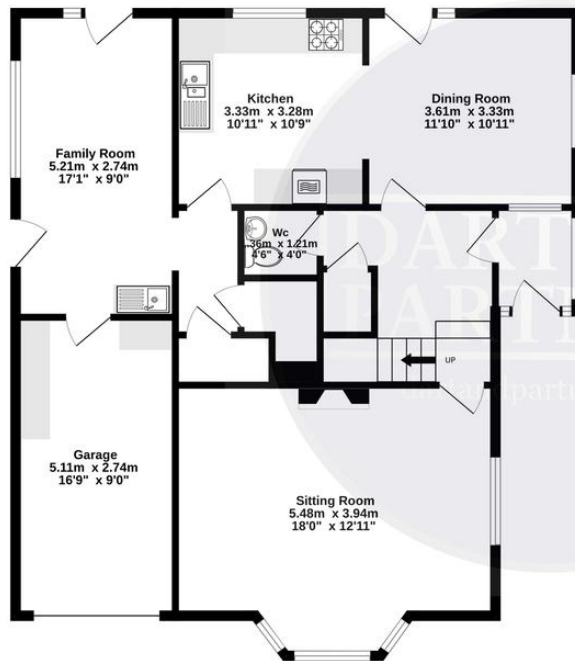
Dual aspect with uPVC double glazed windows to side and rear enjoying some lovely sea and countryside views, radiator, power points.

BEDROOM THREE

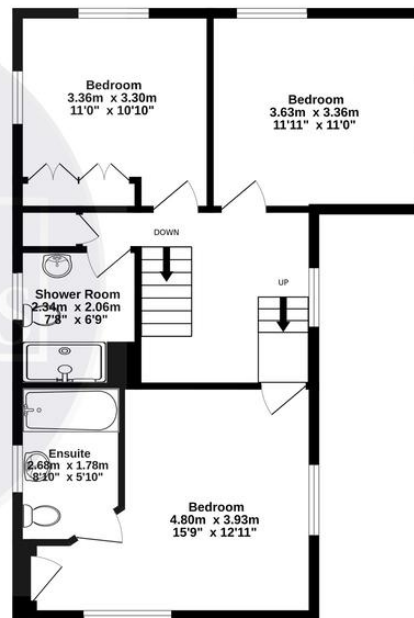
Dual aspect with uPVC double glazed windows to side and rear enjoying similar views to that on bedroom two, radiator, power points, built in wardrobes.



Ground Floor
91.2 sq.m. (982 sq.ft.) approx.



1st Floor
57.9 sq.m. (624 sq.ft.) approx.

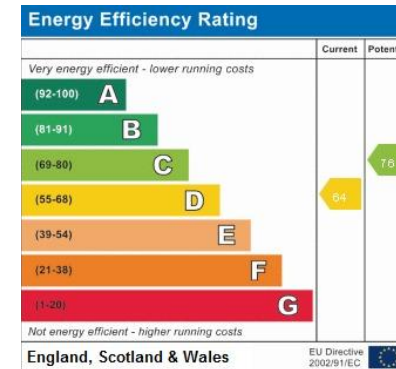


OUTSIDE

To the front is an attractive Japanese inspired garden and an area of raised planters. Composite decked seating area, perfect for relaxing or entertaining. Block paved **DRIVEWAY PARKING** ahead of the **GARAGE**. Pathways to both sides of the property give access to the rear. The back garden is fully enclosed by timber fencing and is predominantly laid to lawn bordered by an array of attractive and well tended plants and shrubs. Area of raised decking accessed from the kitchen diner, perfect for enjoying a morning coffee. Paved patio. Outside power sockets. Timber pergola and two garden sheds. Outside water tap.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band F



TOTAL FLOOR AREA : 149.1 sq.m. (1605 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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