



A spacious three-bedroom semi-detached house situated in a sought-after area of Dawlish. The property has stunning sea and countryside views, a double garage and driveway parking. If you are looking for the ideal family home, you may need to look no further.

47 Upper Longlands | Dawlish | EX7 9DD





PROPERTY TYPE

Semi-Detached House



SIZE

1616 SQ FT



LOCATION  
Dawlish



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Central Heating



PARKING

Double Garage, Off Road  
Parking



OUTSIDE SPACE

Garden, Balcony



EPC RATING

65 D



COUNCIL TAX BAND

D



### in a nutshell...

- Double Garage
- Driveway
- Family Home
- Three Double Bedrooms
- Countryside Views
- Desirable Location
- Sea Views
- Walking Distance to Town Centre



## the details...

### THE PROPERTY

Located towards the top of Dawlish is this three bedroom semi-detached house. Situated in a cul de sac location this property benefits from off road parking, double garage and stunning views both across the countryside and out to the sea. There is pedestrian access to the town centre in this quiet and popular location.

### STEP INSIDE

As you step through the front door, there is a small hallway providing access to the first floor and doors to primary rooms. To the right of the hallway is the lounge. This room is a spacious and long room with ample space for furniture. It benefits from sliding doors onto a balcony that provides a stunning view across Dawlish and out to the sea as well as over the local countryside. There is access from the lounge into the kitchen/diner. The kitchen/diner has space to the centre of the room for table and chairs. The kitchen itself has a range of matching wall and floor based units with work surface over. There is an integral stainless steel sink and drainer and the kitchen has space and plumbing for fridge freezer, washing machine, dish washer and oven and hob. There is a door to the back for the kitchen which leads to a small porch and accesses the rear garden. The last room on the ground floor is the WC. Located next to the stairs and has a wash hand basin and loo.

### FIRST FLOOR

As you approach the top of the stairs there is a good sized landing that provides access to the loft and doors to further rooms. There are three bedrooms on this floor and a family bathroom. The third bedroom is a small double but has ample space for bedroom furniture and double bed. It is currently used as an office. The main bedroom is a light and airy room with a window providing that stunning view out to sea. There are integral wardrobes to the left of the room and there is more than enough space for bedroom furniture. The second bedroom again has a stunning view and integral wardrobes with plenty of room for further bedroom furniture. Finally we have the family bathroom that is recently decorated. It has a low level bathtub with shower over, low level WC and wash hand basin with storage under. There is a wall mounted heated towel rail and splash-back throughout the bathroom.

### THE OUTSIDE

To the rear of the property is a paved garden which sees the sun through most of the day. There is a small raised seated area which offers the perfect space to sit and relax. The property also has a turfed side garden running parallel with the property. To the front of the property there is a driveway, access to the double garage and the balcony that is accessed via the lounge.

The double garage has power and lighting with up and over metal doors. There is also a second floor for the garage which provides an extra storage space. The double garage is extensive and there is ample room for vehicles and storage.



## 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

Town centre: Dawlish 0.9 mile  
Supermarket: Sainsburys 2.7 miles

## Relaxing

Beach: Dawlish 0.8 mile  
Park: Dawlish Play Park: 0.5 mile

## Travel

Train station: Dawlish 0.8 mile  
Main travel link: A380 5 miles  
Airport: Exeter Airport 17.8 miles

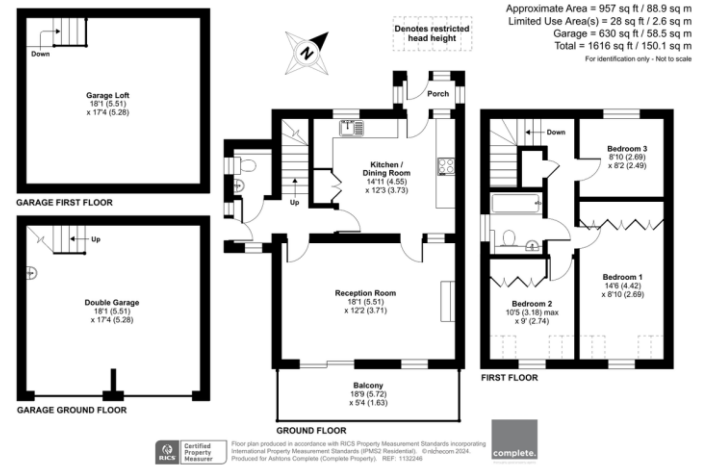
## Schools

Primary School: 1 mile  
Secondary School: 1.7 miles

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

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## Upper Longlands, Dawlish, EX7



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