



64 Upper Longlands Dawlish, Devon, EX7 9DD

No Chain



Ideal multi-generational home!

£365,000

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

Underhill are delighted to partner with the owners of this 4-bedroom, split-level home, for sale. The property lends itself to a variety of uses which may interest families with older children living at home, homeowners wanting to let part of their home or multi-generational families who live together.

The upper floor has 2 double bedrooms and a family bathroom. The middle floor has a large kitchen/ diner, a living room and balcony overlooking the town and countryside. While the lower floor benefits from a second large sitting room, a shower room and a further 2 double bedrooms. The property has a new gas combi boiler with zoned central heating, allowing the heating of the lower floor to be managed separately from the upper floors.

With the addition of an internal door and the addition of a kitchen in the lower floor living room, a completely separate living space could be created as this level also has its own external door.

Outside, 2 separate patio areas provide outdoor seating and space for planters, tables and chairs.

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.

The property has been developed and well maintained by the owners, who have successfully let the home for several years. The property comes to the market as the tenants are imminently moving out. Upon sale, the owners are prepared to repaint the property throughout and replace all carpets, prior to sale.

Front of Property:

The property is reached by a short flight of steps from the road, where on street parking is available. A patio area with a rotary washing line and space for planters, table and chairs, is situated here, on the approach to the front door.

Entrance Hall:

The entrance hall has space for coats and shoes to be stored, then leads to the kitchen, living room and staircases.

Kitchen/Diner:

The kitchen/dining room overlooks the town and countryside around Dawlish. A range of low and high level kitchen units are installed, finished with a black worktop, plain subway tiled walls and a inset stainless steel sink and drainer. An integral electric oven, hob and extractor hood complete the appliances. There are spaces for undercounter appliances such as a washing machine, fridge, freezer and dishwasher as well as a large area for a dining table and chairs. A walkway with a display area, provides access directly to the lounge area.

Lounge:

The south facing room, has large sliding patio doors opening onto a balcony, which flood the room with natural light. The balcony has room for a table and chairs for 2, a bench or planters. This is the perfect space for watching TV, getting together or relaxing.

Storage Cupboard:

This houses the new boiler, which provides zoned heating and water to the upper and lower floors of the property.

First Floor

Bedroom 1: The room looks out to the front of the property and has space for several pieces of bedroom furniture.

Bedroom 2: Has 2 windows, one looking out to the front of the property and another to the side, making this a bright room. There is space for bed, wardrobe and bedside furniture.

Bathroom: The family bathroom has a P shaped bath, with shower over and fixed shower screen, a close coupled W.C., and pedestal sink. Modern tiles have been installed throughout, creating a welcoming space.

All 3 floors are connected by a central staircase.





Lower Floor

Living Room 2:

This large space is ideal for a separate living space or with the addition of a second kitchen, a separate flat. We are led to understand that if this was used as an ancillary part to the home, i.e.. Family are living there, no planning permission would be needed. Should a letting space be created, planning permission would need to be sought. A corridor leads to:

Shower Room:

This is a fully tiled shower room with double walk in shower, close coupled W.C. and pedestal sink.

Bedroom 3: This double room has a window overlooking the rear of the property. The room has space for bedroom furniture and further storage.

Bedroom 4: This double room has a window overlooking the rear of the property. The room has space for bedroom furniture and further storage.

Understairs Cupboard:

This cupboard houses a separate set of electrical switches for the lower floor.

Void:

A door leads to a large void under the middle floor which can be used for storage.

Rear Door

Leading outside, where a patio area large enough for seating, planters etc is situated, enclosed by a balustrade. On street parking can be accessed by steps and a large external storage space, under the house, can be accessed. Further steps lead back up to the front of the property.



Living in Dawlish

The property is within walking distance of the town centre, the beaches and public transport. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés. The lawn, in the centre of town, is a focal point for community activities and events, including the established annual Dawlish carnival in August each year. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses, one in Teignmouth and the other in Dawlish Warren.

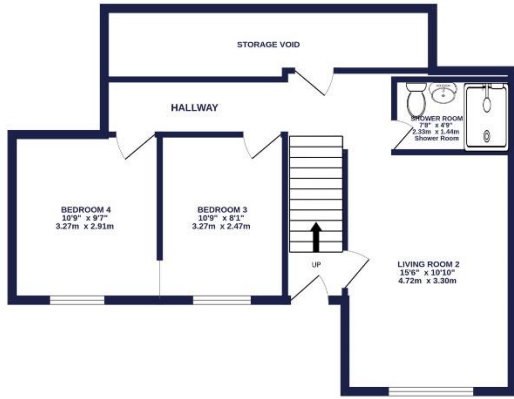


Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision is provided at Exeter College, which is near Exeter University, one of the Russell Group Universities. Both education campuses are conveniently situated near Exeter St Davids mainline station, which is a few stops along from Dawlish station. The mainline train station connects Dawlish to London Paddington, Birmingham and Edinburgh and provides easy access to Teignmouth, Plymouth, the Cathedral City of Exeter, and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community feel.

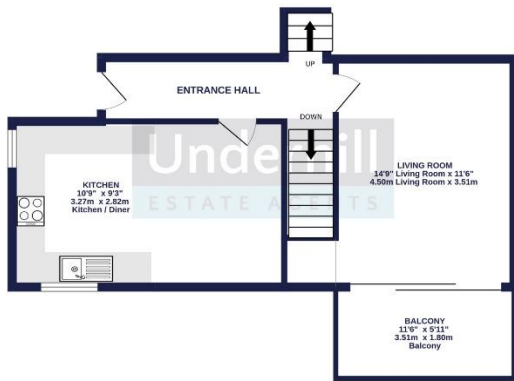




GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1391 sq.ft. (129.2 sq.m.) 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.
Made with Metropix ©2024

No Chain

Ideal multi-generational home!



29 The Strand, Dawlish, EX7 9PT

01626 245051

Text or WhatsApp 07486 653605

www.underhillproperty.com

admin@underhillproperty.com

Catrine Property Ltd, trading as Underhill Estate Agents Boxall
Registered in England & Wales No 15326185. Registered office 5 Orchard Gardens, Teignmouth, TQ14 8DP | Directors: K Lines and M Boxall