

15 Summerland Avenue, Dawlish

£499,950 Freehold

Immaculate Detached Bungalow • Three Bedrooms and Study • Beautiful Kitchen/Diner • Living Room Leading out to Front Terrace with Views • Panoramic Town and Coastal Views • Master Bedroom En Suite • Family Bathroom and Separate WC/Utility • Garage, Car Port and Garden with Summerhouse • EPC - D • NO ONWARD CHAIN

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An immaculate light and airy detached bungalow nestled in a quiet, elevated position, with panoramic views across Dawlish to the sea from it's south facing position, and backing on to fields. The accommodation comprises living room with access on to covered sun terrace with the aforementioned views, open plan kitchen/diner, three bedrooms including master en-suite, study, family bathroom and separate WC/utility. There is also a large loft space with potential for conversion into further accommodation. Externally a garage and carport provide ample storage and parking and the garden has a summer house and sun deck from which to enjoy the stunning views. All offered with no onward chain.

Stepping in to the entrance porch there is a coat and shoe cupboard and entrance to the central hallway from where double doors access the living room and there are doors in to the kitchen, bedrooms, study and family bathroom.

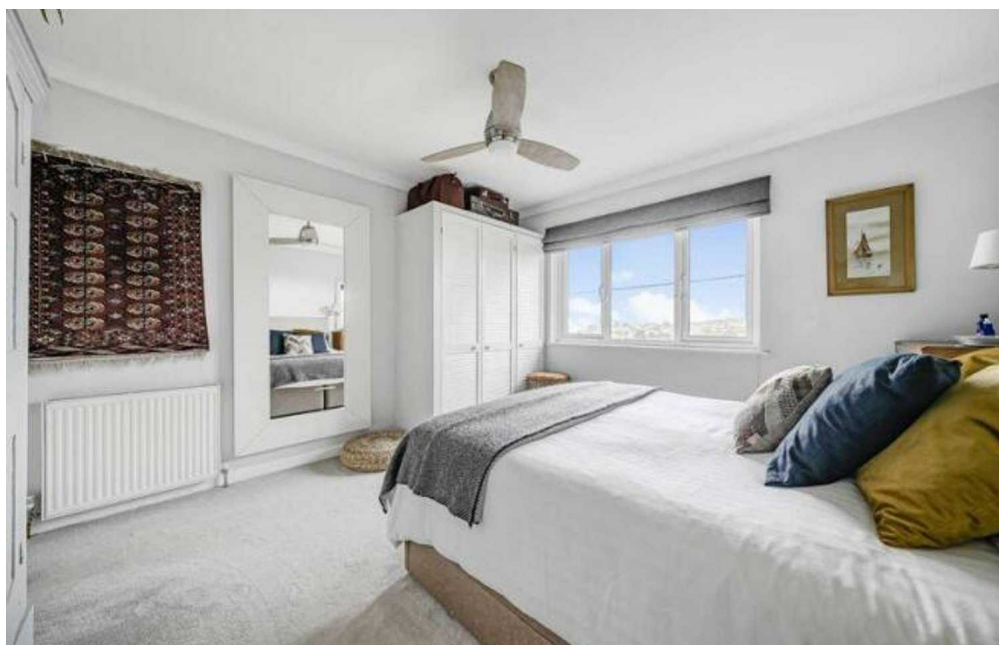
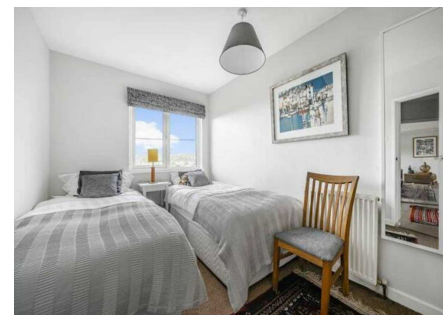
A large front aspect window in the living room immediately draws the eye to the panoramic views. This room also features a modern wood burner and a sliding door to the covered front sun terrace.

An open entrance leads from the living room to the open plan kitchen/dining room. The kitchen area comprises matching shaker style cupboards and drawers with solid oak work surfaces, island unit, a double bowl Belfast ceramic sink with mixer tap, and integrated appliances including two ovens and a five ring gas hob. Two Velux windows allow light to flood in. There is a door to the hallway and a door to the garden and WC/utility, which has plumbing for washing machine and tumble dryer.

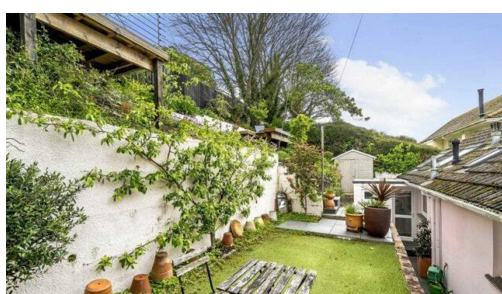
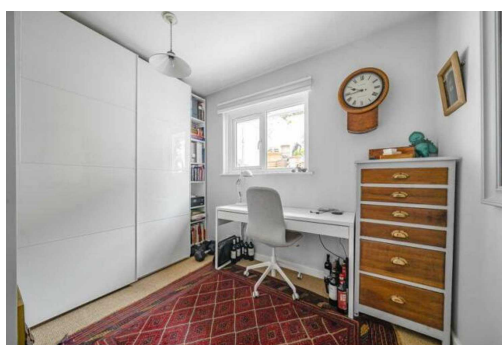
The bedrooms and study are positioned on the west side of the bungalow with the large master bedroom enjoying a front aspect and town and coastal views. There is a modern en-suite shower room with thermostatic rainfall shower and glass screen, WC and wash hand basin. The second bedroom is also positioned to the front with the further bedroom and study/fourth bedroom to the rear. The family bathroom, also beautifully finished, comprises an enclosed double shower cubicle, concealed system WC, wash hand basin with mixer tap and Velux window.

MEASUREMENTS:

Lounge 6.02m x 3.83m (19'9" x 12'7"), Kitchen/Dining Room 5.08m x 4.06m (16'08" x 13'04"), Bedroom 3.83m x 3.67m (12'07" x 12'01"), Bedroom 3.17m x 2.58m (10'05" x 8'06"), Study/Bedroom 2.94m x 2.48m (9'08" x 8'02")



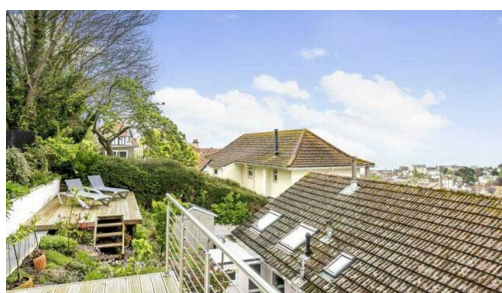
Local Authority - Teignbridge District Council
Council Tax - Band E
Tenure - Freehold
Services - Mains Water and Drainage, Gas Central Heating
EPC - Band D
Flooding- this is deemed to be No Risk for Rivers and Seas, Very Low for Surface water
Internet- We understand that standard and superfast broadband can be found in this locality providing a download speed up to 71Mbps



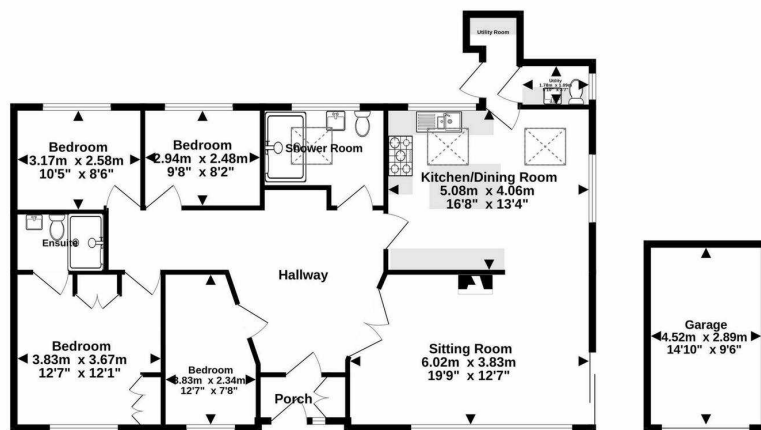
Summerland Avenue is a quiet, no-through road accessed off Stockton Hill, within walking distance of the town centre and sea front. Dawlish is a popular coastal town with a beach, a range of shops, schools and a mainline railway station. The town of Teignmouth with its wide variety of amenities including a good selection of shops, bars and restaurants as well as sandy beaches and the Teign Estuary is easily accessible by car, train or bus only a short distance away. The long sandy beaches of Dawlish Warren, with its nature reserve, are just a mile away. The cathedral city of Exeter is within easy commuting distance as are the main road routes, the M5, A30 and the A38.



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Ground Floor
128.9 sq.m. (1388 sq.ft.) approx.



TOTAL FLOOR AREA : 128.9 sq.m. (1388 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams 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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