



- BEAUTIFUL DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION
- STUNNING SEA VIEWS
- ENTRANCE PORCH, RECEPTION HALL
- KITCHEN, DINING ROOM, LARGE LIVING ROOM
- FIVE BEDROOMS WITH ONE EN-SUITE
- FAMILY BATHROOM, GROUND FLOOR CLOAKROOM
- GARDENS, PARKING, GARAGE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

**Southdowns Road, Dawlish, EX7 0LB**

**Guide Price £650,000**

Dart & Partners are delighted to bring to the market this beautiful five bedroom detached family home situated in a sought after location with accommodation briefly comprising; entrance porch, reception hall, large living room, dining room, kitchen, cloakroom, five bedrooms, master with en-suite, family bathroom, uPVC double glazing, gas central heating, gardens, driveway parking, garage, stunning sea views. An internal viewing comes highly recommended to appreciate the spacious accommodation on offer.



## Property Description

Obscure glazed composite front door into...

### ENTRANCE PORCH

With large uPVC double glazed window to front. Plenty of space for coats, shoes and boots etc. Timber front door opening into...

### GENEROUS RECEPTION HALL

With uPVC double glazed window to side, radiator. Doors to principal rooms and stairs rising to first floor. Multi-paned double doors with matching side window into...

### CLOAKROOM

With obscure uPVC double glazed window to side, close coupled WC, pedestal wash hand basin, radiator, tiled splash backs.

### LIVING ROOM DINER

A fantastic entertaining space with large uPVC double glazed square bay window to front enjoying sea views. Further uPVC double glazed window to side. LIVING AREA: Two radiators, power points, television aerial connection point, space for a large dining table and chairs, further radiator, built in storage cupboard and display shelving. Multi-paned double doors open into...

### DINING ROOM

Currently used as a gym. A Fantastic spacious room with windows to all sides, uPVC double glazed sliding doors out onto the rear garden. Plenty of space for a large dining table and chairs. Radiator, power points. Obscure multi-paned timber door opening through to kitchen.

### KITCHEN

With uPVC double glazed window to side, comprehensive range of matching shaker style wall and base units with timber effect roll top work surface over, inset one and a half bowl ceramic sink drainer, integrated electric oven, four ring induction hob, integrated fridge, space and plumbing for dishwasher and washing machine, tiled splash backs, power points, radiator, obscure uPVC double glazed window to





REAR PORCH with glazing to front, side and rear aspects. A door gives access onto the patio area. Further area for shoes and boots etc.

#### **GARAGE**

With electrically operated roller door, power and light. Wall mounted gas boiler supplying domestic hot water and gas central heating. Roll top work surface with space beneath for tumble dryer and further appliance. Space for large American fridge freezer. Glazed window to rear. Wall mounted consumer unit, electric meter and gas meter.

#### **FIRST FLOOR**

With uPVC double glazed window to side and front on the half landing.

#### **FIRST FLOOR LANDING**

Door to airing cupboard.

#### **FAMILY BATHROOM**

With two obscure uPVC double glazed windows to side, modern suite comprising close coupled WC, twin wash hand basins set into large vanity unit, panelled corner bath, wall mounted electric shower, two chrome heated ladder towel rails, tiled splash backs, loft access hatch.

#### **BEDROOM ONE**

With large uPVC double glazed square bay window to front enjoying spectacular sea views. Radiator, power points. Door through to...

#### **EN-SUITE SHOWER ROOM**

A generously sized en-suite with obscure uPVC double glazed window to front and side, modern white suite comprising close coupled WC, circular wash hand basin set onto vanity unit, large walk in shower with mains fed shower including rainwater head, tiled splash backs, chrome ladder heated towel rail, shaver socket, illuminated vanity mirror, under floor heating.

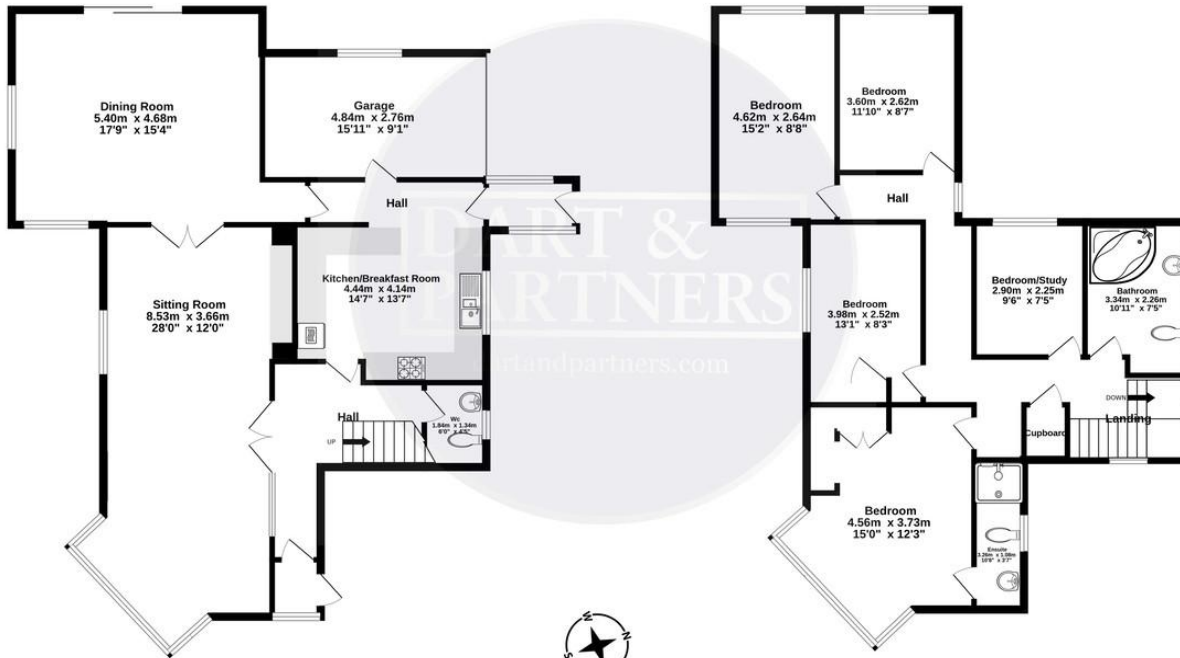
#### **BEDROOM TWO**

Dual aspect with uPVC double glazed window to front and rear enjoying sea views. Radiator, power points.



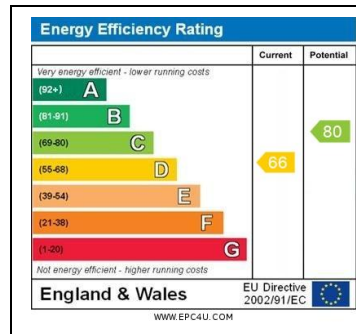
Ground Floor  
104.6 sq.m. (1126 sq.ft.) approx.

1st Floor  
83.3 sq.m. (897 sq.ft.) approx.



TOTAL FLOOR AREA : 187.9 sq.m. (2023 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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### BEDROOM THREE

uPVC double glazed window to side enjoying some sea views. Radiator, power points.

### BEDROOM FOUR/OFFICE

uPVC double glazed window to rear. Radiator, power points.

### BEDROOM FIVE

uPVC double glazed window to rear. Radiator, power points.

### OUTSIDE

Being a corner plot the outside space is of a generous size but is organised in various zones. To the front there is a good sized garden, bordered by fencing, predominantly laid to lawn with an array of mature plants and shrubs. A wrought iron gate and a pathway lead to the front door. At the side of the property there is a good sized patio beneath a timber pergola, a perfect place for relaxation or entertaining. DRIVEWAY PARKING ahead of the SINGLE GARAGE. To the rear there is a recently landscaped garden, predominantly laid to lawn, bordered by fencing, with a generous attractive paved seating area, perfect for entertaining/socialising.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band F



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