



## 27 Upper Longlands Dawlish, Devon EX7 9DB



### To Let £1250 pcm

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

This is your opportunity to let this great 3-bedroom home in a sought-after area of Dawlish. The property briefly comprises an entrance hall, a large living room/dining room, a modern fitted kitchen, three bedrooms and a family bathroom with shower. The property further benefits from gas central heating, double glazing, a private rear garden, a garage, as well as a driveway for off-road parking for multiple cars. Situated on a quiet residential street on the outskirts of the town, with sweeping views over the town towards both the sea and the countryside. Viewings are highly recommended.

The property briefly comprises an entrance hall, a large living room/dining room, a modern fitted kitchen, three bedrooms and a family bathroom with shower. The property further benefits from gas central heating, double glazing, a private rear garden, a garage, as well as a driveway for off-road parking for multiple cars. Situated on a quiet residential street on the outskirts of the town, with sweeping views over the town towards both the sea and the countryside. Dawlish has a range of local amenities, including supermarkets, a leisure centre, and good schools. The town is well-connected with a regular train service, including high speed trains, good connections to the motorway and within approximately 30 minutes' distance to Exeter airport. The main line train station and beaches are just a short drive away. Viewings are highly recommended.

#### **Front Garden:**

The front garden is fully paved, which maximises off-road parking, and allows easy access to the attached garage. Two small, paved terraces border the steps up to the front door.

#### **Entrance Hall:**

The entrance area comprises of the corridor leading along to the stairs, taking you to the first floor. Additionally, doors open to:

#### **Bedroom Two:**

This bedroom looks over the front of the property. Double-glazed windows and a radiator are installed, the room is carpeted.

#### **Bedroom three:**

It is a good-sized single room with a window to the front. Double-glazed windows and a radiator are installed, the room is carpeted.

#### **Family bathroom:**

The bathroom is fully tiled, with a close coupled w.c., pedestal hand basin and a 'p' shaped bath. Installed over the bath is a shower with a curved, half-height shower screen. A heated towel rail is also installed. An obscured double-glazed window faces the rear garden.

#### **Storage Cupboard:**

A large cupboard fitted with plumbing for a washing machine and tumble dryer, provides a laundry space away from the main kitchen.





Stairs take you up to:

**Bedroom one:**

A double bedroom with double-glazed doors out onto a private balcony. The room has a radiator installed and is carpeted.

The landing outside the bedroom provides access to the back door, which leads out onto the rear garden. Further stairs lead to:

**Living Room/Dining Room:**

This is the principal family room, which is a good size, provides room for sitting room and dining room furniture. The room has double-glazed windows to the front which offer wide-ranging views towards the sea and countryside.

**Kitchen:**

The kitchen is bright and fitted with a range of floor and wall cupboards. There is an inset sink, plumbing for a dishwasher, a gas hob oven with an electric extractor fan are installed, along with an inset electric oven.

**Outside:**

The rear garden is private, with hedges obscuring the view from rear neighbours. The garden is predominantly laid to lawn with two areas of decking installed. A rear gate allows pedestrian access to the garden from a rear alley.

**Garage:**

The garage can be accessed at the front through an up and over door. It has lighting and power installed.

**Council Tax:** Band C



The property is owned by experienced landlords who have lived in Dawlish for many years. Prospective tenants will be required to provide proof of funds, a guarantor and a deposit equivalent to one calendar months' rent that they will administer. The landlords will select a tenant who they deem to be an appropriate candidate.

Prior to a tenancy, an inventory and schedule condition report will be written by an independent agent, detailing the current condition and contents. Tenants will be required to sign an acknowledgement of this report as a true representation of the property. Tenants are not permitted to decorate or alter the property in any way. At the end of the lease, a similar report will be produced and appropriate deductions for any damage beyond reasonable wear and tear will be charged.

The rent is £1390 pcm and will be reviewed annually. The property is suited for family living; however, pets will not be allowed.

The landlords will maintain the large hedge, which provides screening in the garden. They will also provide and pay for a tradesperson to plumb in an connect any white goods. If the tenant wishes to install a tumble dryer, this must be externally vented and not a condensing dryer. The landlord also stipulates that clothes must not be dried inside the property.

The 54 square metre property has recently been redecorated and had new carpets fitted throughout. The house falls into tax band C and is not at risk of flooding. The property has an EPC rating of a C and has the option to have either satellite or fibre broadband. Tenants are expected to take out their own contents insurance and this will not be covered by the landlords.



**Underhill**  
ESTATE AGENTS

**You** are our priority

Find out how we can get you moving ▶

An aerial photograph of a coastal town, showing buildings, a beach, and the sea. The town is built on a hillside overlooking the water.

## 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.



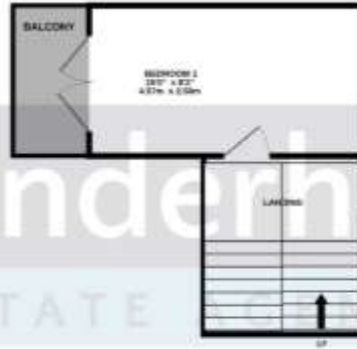
Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision 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  
325 sq.ft. (30.2 sq.m.) approx.



2ND FLOOR  
208 sq.ft. (19.3 sq.m.) approx.



3RD FLOOR  
351 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 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 Ideagen G2004



29 The Strand, Dawlish, EX7 9PT

01626 245051

Text or WhatsApp 07486 653605

[www.underhillproperty.com](http://www.underhillproperty.com)

[admin@underhillproperty.com](mailto: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