



- DETACHED CHALET BUNGALOW IN HIGHLY SOUGHT AFTER POSITION
- ENJOYING SOME STUNNING FAR REACHING ESTUARY VIEWS
- ENTRANCE PORCH, RECEPTION HALL
- KITCHEN DINER, SITTING/LIVING ROOM, REAR PORCH
- GROUND FLOOR BEDROOM, TWO FIRST FLOOR BEDROOMS
- MODERN SHOWER ROOM
- GARDENS TO FRONT, SIDE AND REAR
- DRIVEWAY PARKING AND GARAGE

**Stockton Hill, Dawlish, EX7 0DR**

**Offers In Excess Of £390,000**

A fantastic opportunity to purchase this three double bedroom detached chalet bungalow situated in a highly sought after position in Dawlish. Accommodation briefly comprising; entrance porch, reception hall, living room, ground floor bedroom, modern shower room, kitchen diner, rear porch, two further bedrooms on the first floor, front, side and rear gardens, driveway parking and garage, uPVC double glazing. Some stunning far reaching estuary views. An early viewing is highly recommended.



## Property Description

uPVC double glazed front door into...

### ENTRANCE PORCH

With double glazed windows to front and side, obscure glazed aluminium front door into...

### RECEPTION HALL

With doors to principal room and stairs rising to first floor. Useful under stairs storage cupboard. Wall mounted night storage heater. Door through to...

### SITTING ROOM

Dual aspect with uPVC double glazed windows to front and rear. Attractive marble fireplace with matching hearth, wall mounted night storage heater, power points.

### GROUND FLOOR BEDROOM

With large uPVC double glazed window to front, range of fitted wardrobes and bedside tables, wall mounted night storage heater, power points.

### SHOWER ROOM

Obscure uPVC double glazed window to side, modern white suite comprising low level WC, pedestal wash hand basin, large walk-in shower enclosure with wall mounted electric shower, tiled splash backs, chrome ladder heated towel rail, mirrored vanity unit, light and shaver socket, wall mounted electric heater.

### KITCHEN/DINER

With two uPVC double glazed window to rear, an obscure glazed aluminium back door gives access out to the rear garden. Fitted kitchen with a range of matching wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated fridge, space and plumbing for washing machine, space for electric cooker, tiled splash backs, space for upright fridge freezer, wall mounted night storage heater. Dining area with space for table and chairs. Further fitted matching base units with roll top work surface. Power points. Door out to rear porch.





### REAR PORCH

With windows to front, side and rear aspect. Door giving access out to the rear garden.

### FIRST FLOOR LANDING

With uPVC double glazed window to rear enjoying fantastic far reaching estuary views over to Exmouth. Power point. Door to airing cupboard with factory lagged hot water cylinder and timber slatted shelving.

### BEDROOM TWO

uPVC double glazed window to rear enjoying similar view to that of the landing. Range of built in wardrobes with mirrored doors and coat hanging rail. Wall mounted night storage heater, power points.



### BEDROOM THREE

uPVC double glazed window to rear enjoying similar view to that of bedroom two. Built in wardrobe and door to useful under eaves storage area, wall mounted night storage heater, power points.

### OUTSIDE

To the front there are wrought iron gated opening to block paved DRIVEWAY PARKING ahead of the SINGLE GARAGE. The front garden enjoys a good degree of privacy and is mainly laid to lawn bordered by an array of mature plants and shrubs. Patio seating area, perfect for bistro table and chairs. A side gate and pathway gives access to the side garden and rear which again is predominantly laid to lawn bordered by mature plants and shrubs. To the rear there is a timber shed and greenhouse. Further paved patio area. A wrought iron gate gives access out to Sutton Close. Outside water tap.



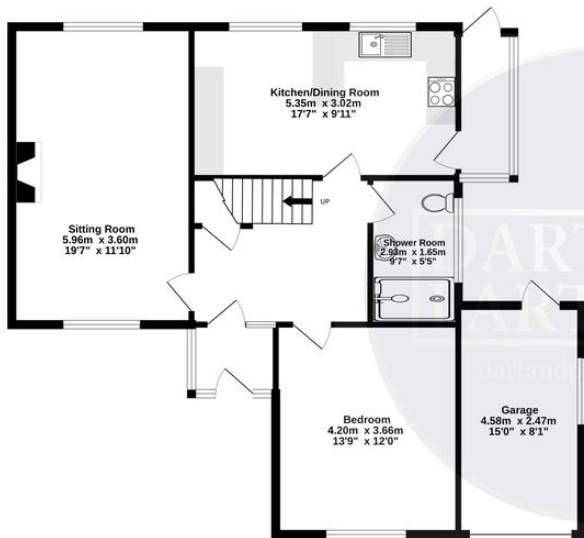
### GARAGE

With metal up and over door, power and light.

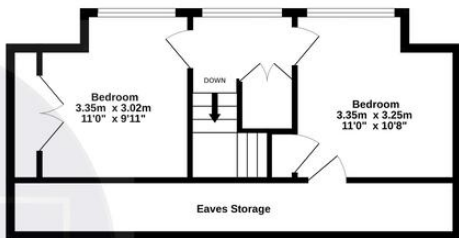
Freehold  
Council Tax Band D



Ground Floor  
85.3 sq.m. (918 sq.ft.) approx.

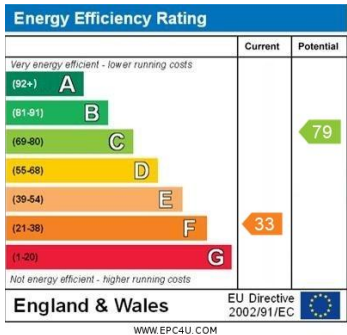


1st Floor  
38.1 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA : 123.4 sq.m. (1329 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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