



Stockton Hill

Dawlish, Devon EX7 9LZ



£365,000

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

This is a fantastic opportunity for you to purchase a charming semi-detached dormer bungalow nestled in the heart of town. This 4-bedroom home features a log-burner in its cosy living room, a modern kitchen, as well as established front, back and side gardens. From upstairs, you get sweeping views of the town, Luscombe valley and a sea peep, as well as plenty of eaves storage. There is a spacious garage with electricity, allowing for OFF-STREET PARKING, a workshop or extra storage. This property has character in abundance. From the hand-finished wooden flooring to the large entrance hall, you're bound to find something to pique your interest. Viewings are **HIGHLY RECOMMENDED**.

Downstairs:

Entrance Hall:

Upon entering the property via the front porch, you are greeted with a wide and spacious entrance hall. From here, you can access all of the downstairs rooms as well as the stairs leading to the first floor. There is an under stairs cupboard and the area is heated by a radiator.

Kitchen/Diner:

The kitchen/diner is a large, open-plan space that is the heart of the home. The room features modern appliances fitted, such as a double electric oven, a 4-hob gas stove and dishwasher. 3 windows, 2 skylights fill the space with light as well as set of double French doors that lead to a brick patioed area. There is a large integrated cupboard that houses the boiler.

Living Room:

Heated by a log burner, the living room is a cosy space. There is a large bay window looking out to the front of the property and a small window viewing to the side.

Bedroom 1:

The first bedroom has space for all bedroom essentials. The room features a double aspect door, one of which slides open to lead to the rear garden. There is a radiator as well as a functioning open fireplace.

Bedroom 2:

The second bedroom is nearly identical to the first. It is a similar size, so it has enough space for a double bed. However, instead of sliding doors, there is a large window that faces to the front of the property. A radiator heats the room.

W/C:

The downstairs bathroom features a toilet and a sink. There is an opaque window that faces to the rear of the property.

Upstairs:

From the landing you can access all of the upstairs rooms, and there is access to the eaves storage from both of the bedrooms.

Bedroom 3:

The third bedroom is the largest on the property and features built-in storage space, as well as views across the town via the bay window facing to the front of the property. There is plenty of space for a double bed as well as other storage solutions. The room is heated by a radiator.





Bedroom 4:

The fourth bedroom is currently being used as a study/music room. However, there is plenty of space for a double bed and storage solutions. The exposed brickwork adds character to the room, and it is heated by a radiator. There is a window viewing the rear garden as well as 3 points of access to the generous eaves storage which has lighting fitted.

Bathroom:

The main bathroom on the property features a bath with shower, sink and W/C. The walls are tiled and there is an opaque window that views the front of the property. There is also a built-in storage space and heated towel rail.

Exterior:

The exterior of the property features a spacious garage with electricity and well-established gardens. There is a variety of plant life throughout including established fruit trees, as well as 2 patio spaces, lawn areas and small pond. There is also a greenhouse, and stone paths around the entire house.





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.



£365,000

Stockton Hill
Dawlish, Devon EX7 9LZ



4 2 2

Underhill
ESTATE AGENTS



Key Features:

- 4 Double Bedrooms
- Log Burner
- Good Sized Front and Rear Gardens
- Garage allowing for OFF STREET PARKING
- Large Modern Kitchen/Diner



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

Living in Dawlish

The property is just a 5-10 minute walk from the centre of town through quiet residential streets. 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, also ten minutes' walk away, 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.

