



48 Lower Drive, Dawlish

Guide Price £270,000





48 Lower Drive

Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- SEMI DETACHED BUNGALOW
- SITUATED IN A POPULAR LOCATION ON THE OUTSKIRTS OF DAWLISH
- LIVING ROOM DINER AND LARGE RECEPTION HALL
- KITCHEN, LARGE CONSERVATORY
- TWO BEDROOMS
- WET ROOM
- FRONT AND REAR GARDENS
- DRIVEWAY PARKING, GARAGE, TIMBER BUILT UTILITY ROOM
- UPVC DOUBLE GLAZING AND NEWLY INSTALLED GAS BOILER



Situated in a popular location on the outskirts of Dawlish is this two bedroom semi detached bungalow with accommodation briefly comprising; large reception hall, living room diner, kitchen, two bedrooms, large conservatory, wet room, front and rear gardens, driveway parking, garage, timber built utility room, uPVC double glazing and newly installed gas boiler.

Obscure glazed uPVC front door with matching side window into...

GENEROUS RECEPTION HALL

With uPVC double glazed window to front, radiator, power points. Door to useful cloaks cupboard with timber shelving, coat hanging hooks and wall mounted gas boiler supplying domestic hot water and gas central heating. Door through to...

LIVING ROOM DINER

With uPVC double glazed window to front, attractive fireplace with timber surround and mantle, marble hearth with inset gas fire, radiator, power points, TV aerial connection point. Door through to...

INNER HALLWAY

With doors to principal rooms. Loft access hatch. Door opening into...

KITCHEN

With uPVC double glazed window to side. Obscure uPVC double glazed back door giving access out to the side of the property. The kitchen has a range of matching shaker style wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven, four ring electric hob with stainless steel extractor canopy above, tiled splash backs, space and plumbing for washing machine and upright fridge freezer, radiator. Door to...





WET ROOM

With obscure uPVC double glazed window to side, white suite comprising low level WC, pedestal wash hand basin, wall mounted electric shower, chrome ladder heated towel rail, tiled splash backs, vanity mirror, shaver socket.

BEDROOM ONE

With a range of built in wardrobes, uPVC double glazed window to rear, radiator, power points.

BEDROOM TWO

Currently used as a dining room. With uPVC double doors opening to the CONSERVATORY. Radiator, power points.

CONSERVATORY

With double doors opening to the rear garden, tiled flooring.

OUTSIDE

To the rear is a fully enclosed garden predominantly laid to lawn with well stocked raised flower beds. An area of paved patio perfect for garden furniture. To the rear of the garage is a timber built UTILITY ROOM with window to rear, roll top work surface with space beneath for tumble dryer and further appliance. Door to SHOWER ROOM with white suite comprising low level WC, wall mounted wash hand basin, glazed quadrant shower enclosure with wall mounted electric shower. Timber door giving access through to the GARAGE. Outside to the front of the property a well stocked flower bed. Steps lead down to the front door. Further area, predominantly laid to slate chippings. DRIVEWAY PARKING for two vehicles ahead of the single garage.

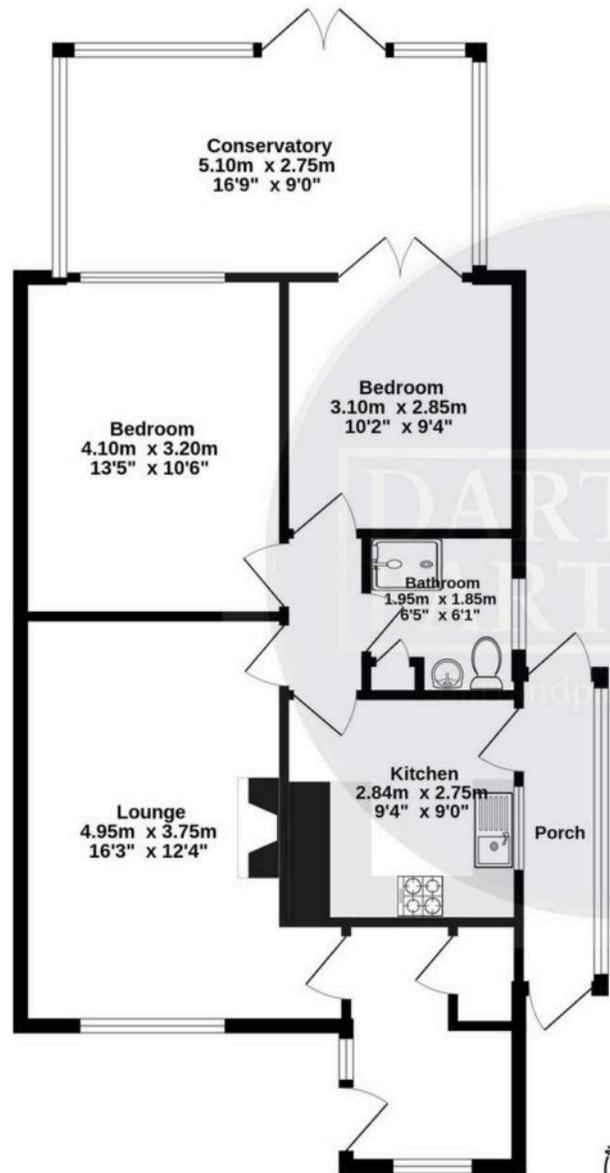


GARAGE

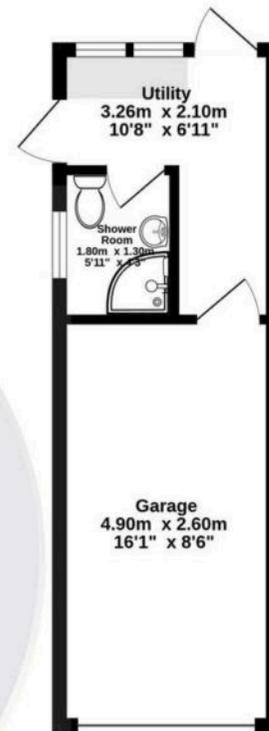
With metal up and over door, power and light. Outside water tap. Timber side gate giving access from the drive to the garden. Outside power points.



Ground Floor
74.6 sq.m. (803 sq.ft.) approx.



Garage
21.2 sq.m. (228 sq.ft.) approx.



TOTAL FLOOR AREA : 95.9 sq.m. (1032 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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