

Lower Dawlish Water, Dawlish, EX7 0QN



Set in a rural and peaceful location Lower Rixdale offers a rare opportunity to purchase a substantial Grade II listed, semi detached house with NO ONWARD CHAIN. FREEHOLD, COUNCIL TAX BAND - D, EPC EXEMPT.

Guide Price £475,000

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LOCATION

Lower Rixdale enjoys a delightful south facing position located in the unspoilt valley of Dawlish Water home of the historic Luscombe Estate. There is a good selection of everyday facilities to be found nearby in Dawlish, Teignmouth and Newton Abbot, whilst the cathedral City of Exeter offers the full complement of commercial, cultural, educational and retail facilities befitting of its status as a regional centre. There are a good selection of primary and secondary schools in the area and Exeter has some excellent private schools, including Exeter School, The Maynard School and Exeter Cathedral School. Further afield, there is St Peter's at Lypstone and Blundell's at Tiverton. The popular seaside town of Dawlish has several beaches including Boat Cove and the town beach that stretches all the way to Dawlish Warren where there is a two mile stretch of golden sand. Exeter Racecourse is close at hand, as is the Haldon Forest Park, Ashcombe Adventure Centre, Teignmouth Golf Club and also Dartmoor, which offers many miles of beautiful walks, rivers for fishing and a selection of historic villages to explore. Communication links are good with the A380 giving access to the M5 motorway at Exeter and there are regular Intercity Rail services to London Paddington from Newton Abbot and Exeter. Exeter International Airport also offers a variety of flights to UK and international destinations.

DESCRIPTION

STABLE DOOR TO:

ENTRANCE HALL

A spacious hallway with impressive staircase leading to bedroom 2 and the first floor landing, tiled floor and doors to:

LIVING ROOM

6.58m x 4.02m (21'7" x 13'2")

2 Radiators, fireplace, window to the side and doors leading to the enclosed front courtyard.

KITCHEN/DINING ROOM

5.36m x 4.18m (17'7" x 13'9")

Base and eye level units with work surfaces over, island unit, space for a range style cooker and extractor hood over, plumbing for a dishwasher, window to the front, tiled floor, radiator, inglenook and doors to: maximum measurements and L shaped room.

UTILITY ROOM

Window to the front, plumbing and tiled floor.

REAR PORCH

Tiled floor, door leading to the rear garden and door to:

CLOAKROOM

WC, wash hand basin and radiator.

BEDROOM 2

6.65m x 4.02m narrowing to 1.83m (21'10" x 13'2" narrowing to 6'0")

An impressive L shaped room with walk in wardrobe, window to the front with views over the surrounding countryside, fireplace and door to:

EN SUITE SHOWER ROOM

Suite comprising shower enclosure, WC, pedestal wash hand basin, radiator, window to the side and tiled walls.

FIRST FLOOR LANDING

window to the rear, staircase leading to the second floor and doors to:





BEDROOM 4

4.31m x 3.40m (14'2" x 11'2")

Window to the front again with views over open fields. Radiator.

BATHROOM

4.20m x 1.60m (13'9" x 5'3")

Suite comprising shower enclosure, bath, pedestal wash hand basin, WC, radiator and window to the front.

SECOND FLOOR LANDING

Doors to:

BEDROOM 1

6.60m x 4.10m (21'8" x 13'5")

A spacious room with vaulted and beamed ceiling, radiator, window to the front with open views, fitted airing cupboard and walk in wardrobe, high level storage and door to:

EN SUITE BATHROOM

Suite comprising corner bath, shower enclosure, WC, pedestal wash hand basin, window to the side and radiator.

BEDROOM 3

4.90m x 3.10m (16'1" x 10'2")

Window to the front, radiator, hatch to the loft space and fitted storage cupboard with radiator.

BEDROOM 5

3.80m x 3.00m (12'6" x 9'10")

Window to the front and radiator.

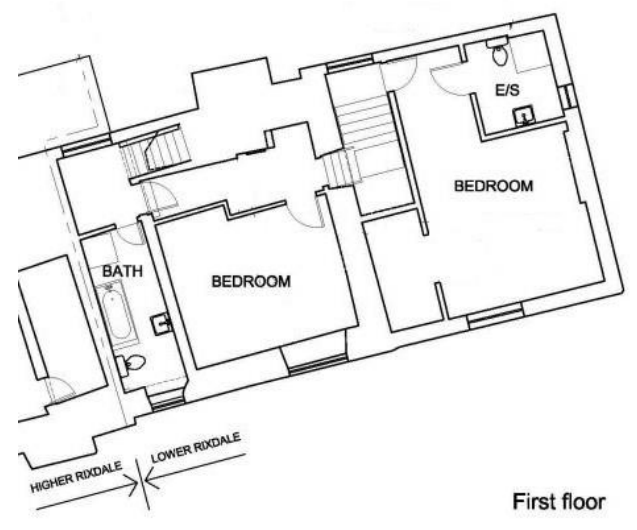
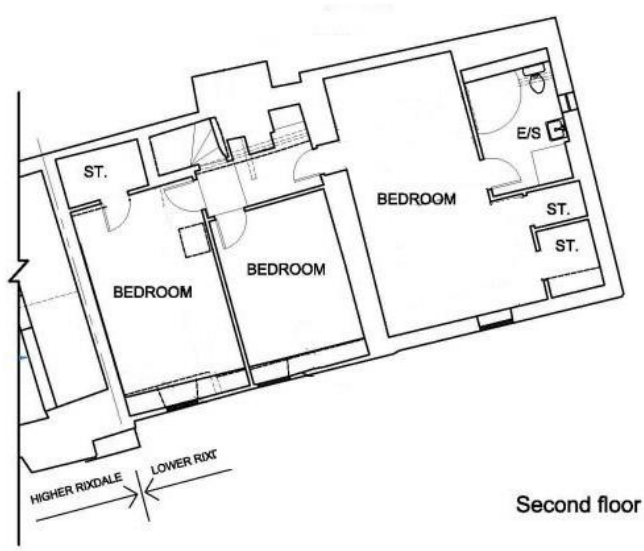
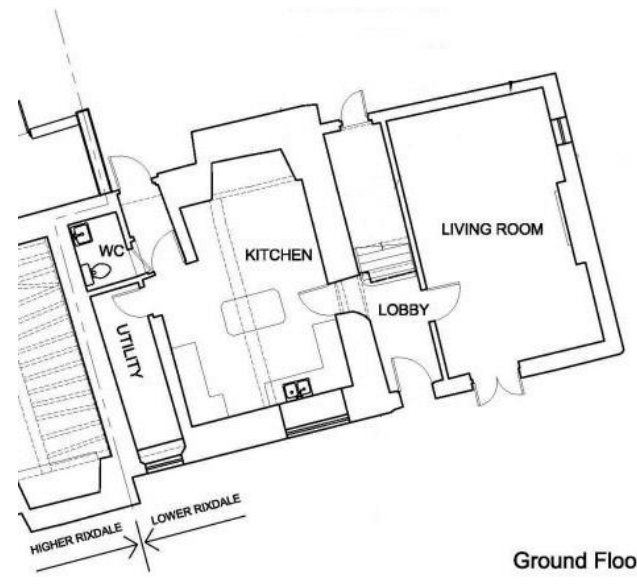
OUTSIDE

to the front of the property is parking for a number of vehicles, access to the side of the property leading to the rear garden and double wooden gates leading to the front courtyard garden. The courtyard is a real feature of the property providing real privacy and having a southerly aspect being mainly paved with some raised beds and access to the front door. The rear garden is mainly laid to lawn, has a lovely view over the surrounding countryside.

AGENTS NOTE

The current vendors have planning permission for an extension to the rear of the living room and the neighbouring property has a right of access across part of the driveway.





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