

## Barton Lane, Dawlish, EX7 9QS



Brand new ultra efficient detached bungalow in a tucked away location convenient for the town centre and a range of amenities. Finished to a high standard the accommodation comprises; open plan living space and kitchen with vaulted ceiling, 2 double bedrooms and shower room. Ample parking and attractive garden.

Tenure: Freehold. Council Tax Band; TBC. EPC: A

Guide Price £375,000

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**FRASER & WHEELER**

Enjoying a quiet, tucked away position in a well regarded area, this brand new detached bungalow also offers easy access to the town centre and beach.

### **The Property**

The bungalow is a bespoke build carefully finished to a high standard and designed to take advantage of modern building techniques to create a warm and comfortable home which is very efficient and cheap to run as demonstrated by the EPC rating of A. We understand the property has the benefit of a 10 year Build Zone warranty and is built using the Nudura ICF method of construction meaning the walls are highly insulated. The roof is covered with natural Spanish slates with matching window sills and Lindab guttering completes the modern look. Solar panels are fitted to the roof and have 5kw battery storage and in the parking area is an EV charging point. The rooms are warmed by under floor heating to throughout with five separate zones and are fitted with oak veneered doors. The kitchen and bedrooms are fitted with USB chargers and the property is fitted with a continuous silent

running air exchanger keeping the accommodation fresh.

### **Accommodation**

The living space is open plan with light flooding in from the skylights, window and patio doors which open on to the rear garden. It is finished with engineered oak flooring with the kitchen providing a comprehensive range of units including pan drawers with brickette style splashbacks and inset Franke resin one and a half bowl sink unit. It also includes integrated dishwasher and washing machine, wine chiller, fridge freezer, eye level oven, microwave and induction hob. The two bedrooms both have windows to the side and are fitted with bedside light switches for convenience. The shower room is a real treat! Fitted with walk-in shower cubicle with monsoon overhead shower and glass screen, twin wash hand basins set in a vanity unit with mirror cabinets above with lighting and built in WiFi feature Bluetooth connectivity. Low level WC. The room is finished with matching wall and floor tiles.





### Outside

Double bi folding wooden gates with doorbell with video camera, open on to the brick paved parking area with space for up to three vehicles and EV charger and tap. A gravelled pathway then leads to the delightful garden with old brick walls to two boundaries. This lovely, quiet setting can be enjoyed from the sandstone slabbed patio from where steps lead down to the lawn. The well stocked border is filled with low maintenance shrubs and plants and three silver birch trees stand along the rear boundary. There are outside power points and lighting.

### Living Space

**8.33m x 4.37m (27'4" x 14'4")**

### Bedroom 1

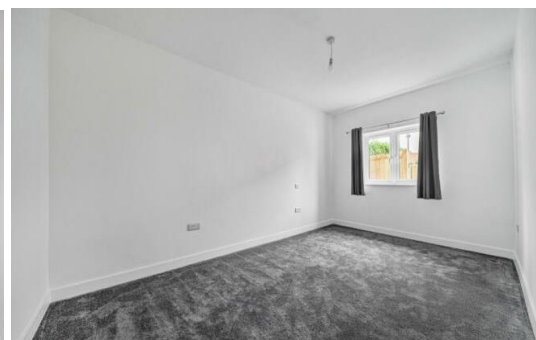
**4.55m x 2.80m (14'11" x 9'2")**

### Bedroom 2

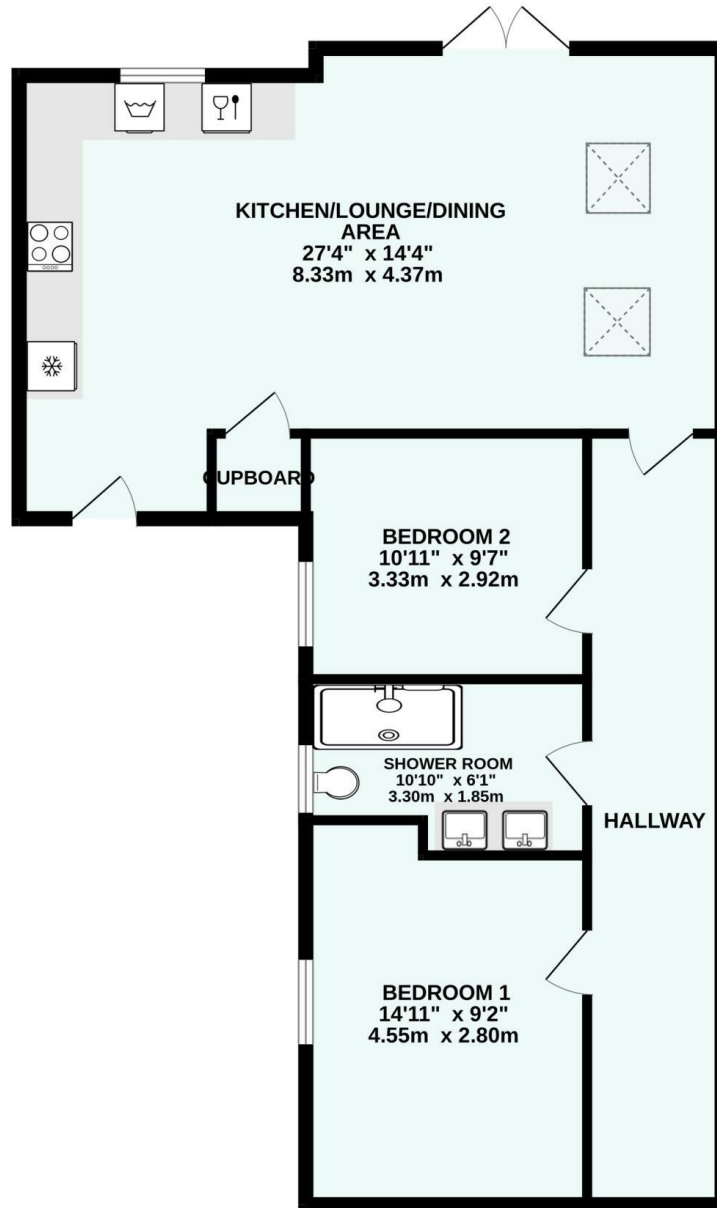
**3.33m x 2.92m (10'11" x 9'7")**

### Shower Room

**3.33m x 1.85m (10'11" x 6'1")**



GROUND FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 sq.m.) approx.  
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