

Lower Drive, **Dawlish**, EX7 0AT

Spacious individual detached chalet bungalow situated in a highly regarded area and offering tremendous scope to create a fine family home. It is well located local shops, public transport and the beach and offers some views towards the sea. Reception Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, 2 Bedrooms, 2 Attic Rooms, Garden Room, Shower Room, Private Garden, Garage.

Tenure: Freehold. Council Tax Band: E. EPC: D

£365,000

01626 862379

[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)

**FRASER & WHEELER**



### Location

Benefitting from an excellent position in a popular area the property is well served by regular bus services and is well located for local shops and Sainsburys. There are excellent places for walking nearby with the open playing fields within a few yards and stunning walks by the sea about a quarter of a mile away.

### Accommodation

The spacious and well proportioned accommodation benefits from gas central heating and most of the windows are fitted with UPVC double glazing. The entrance vestibule leads through into a spacious hallway from which all rooms lead off. The living room enjoys a bright double aspect and there is a tiled fireplace. The separate dining room has stairs leading up to the first floor whilst to the rear of the property is the double aspect kitchen which houses a small Rayburn and a door opens to a garden room which runs the width of the property and overlooks the rear garden. Also on the ground floor are two double bedrooms with the main bedroom enjoying a pleasant outlook to the front aspect. There is a shower

room, separate WC and storage cupboard. On the first floor are two spacious attic rooms with Velux windows with one of the bedrooms having a small window to the side with fabulous views towards the sea and coastline.

### Outside

The property stands in a generous plot with gardens which have been thoughtfully planted and much loved however they are currently overgrown. The front garden is stocked with a variety of mature shrubs with pathways to the side leading to the secluded rear garden which enjoys a good degree of sunshine late into the day. It is also stocked with a variety of established shrubs. There is a vegetable patch, greenhouse and garden shed. From some areas of the garden sea glimpses can be enjoyed.

### Parking

To the side of the property is a single garage with space to park a vehicle in front.







## Measurements

### Ground Floor

Sitting Room  
4.88m x 3.63m (16'0" x 11'11")

Dining Room  
3.63m x 3.18m (11'11" x 10'5")

Kitchen  
3.63m x 3.20m (11'11" x 10'6")

Bedroom 1  
3.93m x 3.50m (12'11" x 11'6")

Bedroom 2  
3.50m x 3.20m (11'6" x 10'6")

### First Floor

Attic Room 1  
4.91m x 3.76m (16'1" x 12'4")

Attic Room 2  
4.24m x 2.46m (13'11" x 8'1")

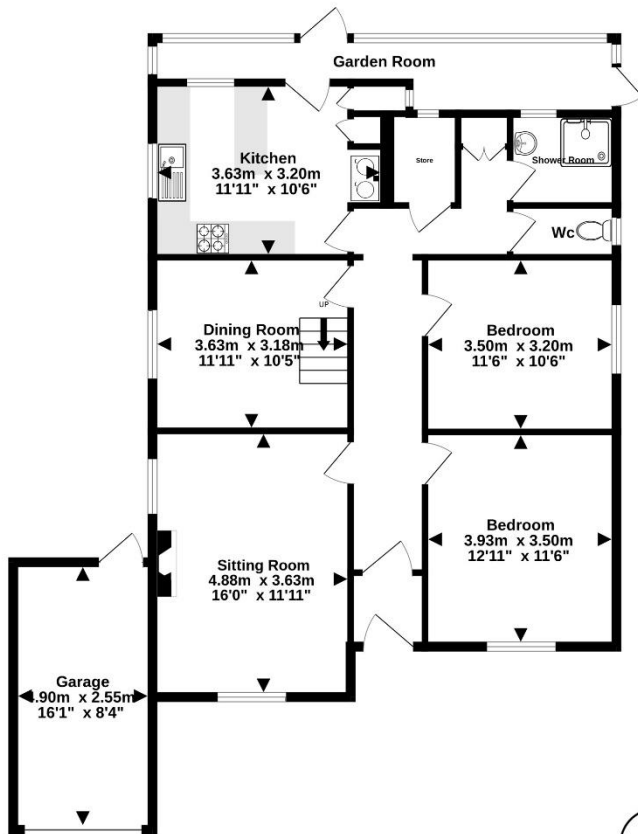
### Outside

Garage  
16'1" x 8'4" (4.90m x 2.54m)

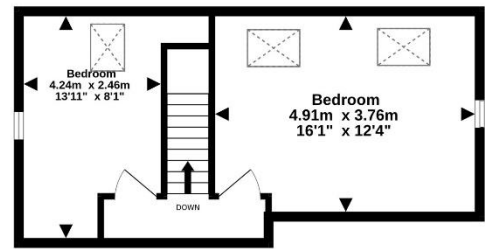




**Ground Floor**  
110.1 sq.m. (1185 sq.ft.) approx.



**1st Floor**  
33.9 sq.m. (365 sq.ft.) approx.



**TOTAL FLOOR AREA : 144.0 sq.m. (1550 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.  
Made with Metropix ©2024

**FRASER  
&  
WHEELER**



19 Queen Street, Dawlish, Devon, EX7 9HB  
Telephone: 01626 862379  
Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)  
[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.