

The Humpy, Badlake Hill, **Dawlish**, EX7 9BB



A beautifully presented light and spacious detached bungalow enjoying spectacular sea, town and countryside views to the front and rear of the property. The bungalow has a large fully fitted kitchen/diner leading to a Conservatory taking into account the fantastic views over the fields towards the Exe Estuary and beyond. There is uPVC double glazing, gas central heating, lovely gardens, ample parking and a garage.

FREEHOLD, COUNCIL TAX BAND - E, EPC - TBC.

OIEO £500,000

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FRONT DOOR TO

ENTRANCE PORCH

uPVC double glazed side panel. Oak glazed door to:

ENTRANCE HALL

Engineered oak wood flooring, built in airing cupboard housing hot water cylinder, built in storage cupboard, hatch to roof space which houses the gas boiler. Oak doors leading to all the rooms.

SITTING ROOM

Dual aspect with uPVC sliding patio doors enjoying lovely views towards the sea, town and countryside, further uPVC double glazed window overlooking the front garden, slate fireplace with living flame gas fire, two radiators.

KITCHEN/DINING ROOM

A light and spacious room comprising a range of white hi gloss eye level and base units with roll edge work surfaces incorporating a five ring built in gas hob with extractor hood over, eye level electric double oven, pull out spice rack, integral fridge, freezer, dishwasher, washing machine, corner carousel, display cabinets, radiator, uPVC double glazed window with side aspect, uPVC double glazed French Doors leading to the Conservatory. Wonderful views through to the Conservatory and countryside.

CONSERVATORY

uPVC double glazed windows and sliding patio doors leading to the rear garden and radiator.

BEDROOM 1

uPVC double glazed sliding patio doors enjoying lovely countryside views, fitted bedroom furniture comprising two double wardrobes, two single wardrobes, shelving, two bedside cabinets, cupboards over, dressing table, radiator. Door to:

EN SUITE BATHROOM

uPVC double glazed opaque window, white suite with panelled bath, walk in curved shower cubicle, low level WC, vanity unit with cupboards, wash hand basin, shelving, mirror with lighting, light and shaver point, all in tiled surround.

BEDROOM 2

uPVC double glazed window overlooking the rear garden and enjoying countryside views, radiator.

BEDROOM 3

uPVC double glazed window with side aspect, large built in mirrored wardrobe with lighting.

FAMILY SHOWER ROOM

uPVC double glazed opaque window, shower with electric shower over and screen, wash hand basin with storage below, low level WC and radiator.





GARDENS

The front garden is mainly laid to lawn with a variety of well-established colourful shrubs and flowers. There are steps leading to a patio area and access to both sides of the property leading to the rear garden. The rear garden has two levels of paving and decking where you can enjoy the lovely views, flower border with gravelled areas and established shrubs.

PARKING

To the front of the parking there is ample parking.

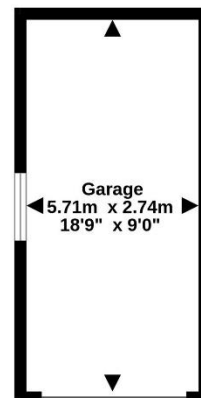
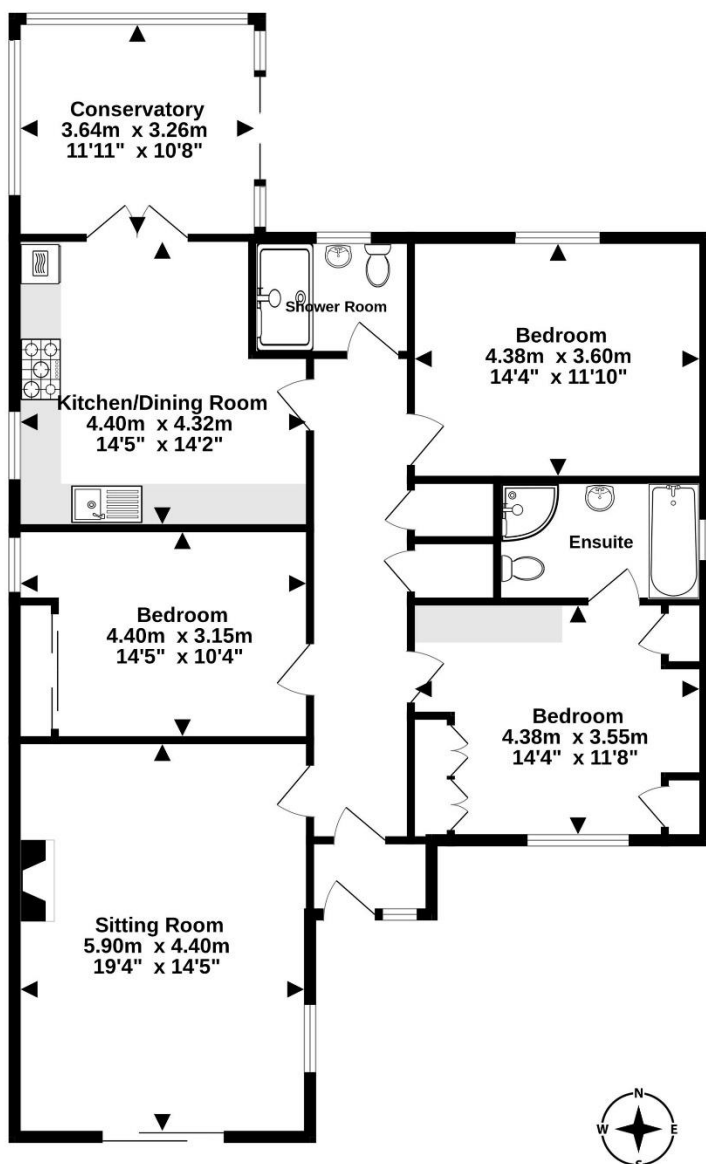
GARAGE

There is a single garage with electric door, uPVC double glazed window to the side, light and power.



Ground Floor
124.7 sq.m. (1342 sq.ft.) approx.

Garage
15.6 sq.m. (168 sq.ft.) approx.



TOTAL FLOOR AREA : 140.3 sq.m. (1511 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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