

Coryton Close, **Dawlish**, EX7 9DT

A rare opportunity to purchase a detached house in this well regarded and sought after cul de sac close to the town centre, beach and public transport. The accommodation is fitted with gas central heating and uPVC double glazing. Spacious Reception Hall, Sitting Room, Dining Room, Conservatory, Kitchen, Utility, 4 Bedrooms, En Suite, Bathroom. Easy garden, garage and parking.

Tenure: Freehold. Council Tax Band: F. EPC: D EPC - D.

£399,950

01626 862379

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## Location

The property is situated at the end of a well regarded cul de sac of mainly individual detached bungalows and houses designed to a Mediterranean theme. It is superbly located for easy access to the town centre with it's range of independent shops, pubs and cafes. There are regular bus and rail services and sandy beaches all within around a quarter of a mile of the property.

## Accommodation

The property is fitted with uPVC double glazed windows and gas central heating with radiators to all principal rooms.

Entry is in to a useful porch which in turn leads to the spacious reception hall. The sitting room is a generous size, light and airy double aspect room with a feature fireplace (please note the gas fire in the photographs will be removed). A door connects through to the dining room which in turn leads to the large conservatory which provides significant additional living space to the rear of the property. The kitchen is fitted with a range of cupboard and drawer base and wall units with a built in eye level double oven and gas hob. There is also space for a dishwasher and a small table and chairs.

The useful utility room provides space for additional appliances and opens on to the rear garden and provides access to the garage.

On the first floor are three double bedrooms and a single bedroom. The main bedroom is to the rear of the property with a view beyond the neighbouring properties to the sea. It has a built in wardrobe and en suite shower room. The second bedroom, to the front of the property has been used as an additional sitting room and the sea can also be seen from this room. The third bedroom is also a double with an outlook to the side and rear. The fourth is a single room at the front of the property which would also make an ideal study, if required. On this floor there is also the family bathroom.

## Outside

The property stands in the middle of a level plot which has been designed to reduce maintenance with paved patio and gravelled seating areas with borders stocked with a variety of shrubs and small trees.

## Parking

There is a brick paved driveway providing parking and access to the single garage.







### Measurements

#### Sitting Room

6.10m x 4.26m (20'0" x 14')

#### Dining Room

4.26m x 2.41m (13'12" x 7'11")

#### Conservatory

5.20m x 5.06m (17'1" x 16'7")

#### Kitchen

3.65m x 3.63m (11'12" x 11'11")

#### Utility

3.00m x 1.37m (9'10" x 4'6")

### First Floor

#### Bedroom 1

4.70m x 4.26m (15'5" x 13'12")

#### En Suite Shower Room

#### Bedroom 2

4.26m x 3.85m (13'12" x 12'8")

#### Bedroom 3

3.64m x 2.73m (11'11" x 8'11")

#### Bedroom 4

3.76m x 1.90m (12'4" x 6'3")

#### Bathroom

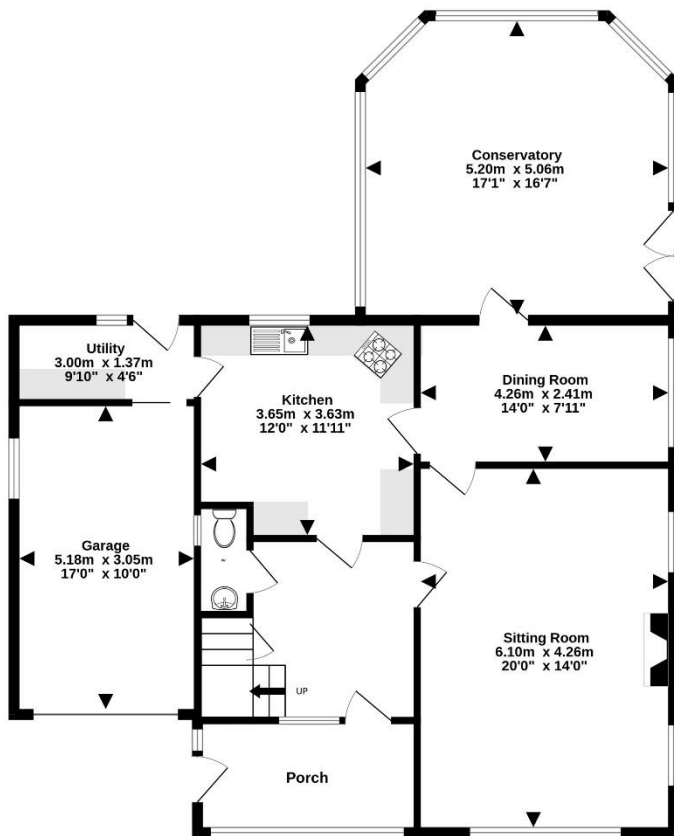
### Outside

#### Garage

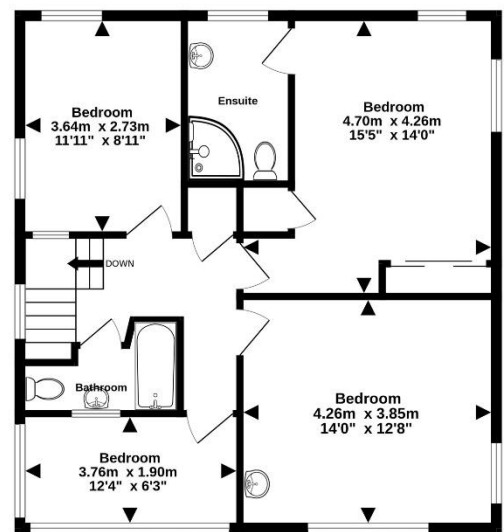
5.18m x 3.05m (17' x 10')



**Ground Floor**  
111.9 sq.m. (1204 sq.ft.) approx.



**1st Floor**  
67.3 sq.m. (724 sq.ft.) approx.



**TOTAL FLOOR AREA : 179.1 sq.m. (1928 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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19 Queens 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)



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