

Warren Road, Dawlish Warren, EX7 0PG



This deceptively spacious, charming chalet-style bungalow offers flexible living with multiple reception rooms, a sleek kitchen, and generous bedroom space. Set on a large plot with sunny gardens, ample parking, and a fully equipped outbuilding ideal for a home office or studio—this is a rare opportunity to secure a home that blends comfort, character, and convenience.

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

£550,000

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LOCATION

The property offers a fantastic location to maximise the seaside lifestyle, located a short walk from the beach and just yards from a National Cycle Route providing a safe, level ride to The Quay in Exeter along side the estuary and canal.

It is also a short walk from the Country Park which is ideal for dog walks. The beauty of the setting can be further enjoyed from the Dawlish Warren National Nature reserve as well as the adjacent links golf course.

On the doorstep are a range of facilities including general store, bakery, take away food outlets, pubs and seasonal shops as well as regular bus services and a mainline railway station.

Further amenities can be enjoyed in the nearby town of Dawlish which can be reached by taking a gentle stroll along the sea wall or by using public transport.

ACCOMMODATION

This beautifully presented and deceptively spacious chalet-style bungalow offers flexible and well-balanced accommodation suited to a range of lifestyle needs.

Set within a generous plot, the property is enhanced by uPVC double glazing throughout and LPG gas central heating. Tastefully looked after by the current owners, including the installation of a

characterful kitchen, creating a warm and inviting home.

Upon entering, a practical porch opens into a wide and welcoming hallway that extends into the dining area.

The ground floor layout offers a choice of reception spaces including a formal sitting room with feature fireplace, a snug for more informal relaxation, and a bright and airy sun room overlooking the garden—perfect for enjoying natural light throughout the day. The kitchen has been thoughtfully designed with both function and style in mind, featuring an integrated dishwasher, ample work surfaces, space for a range cooker, and a fridge/freezer and has direct access to the garden, making it ideal for entertaining. A versatile ground floor bedroom is served by a contemporary shower room and could suit multi-generational living, guests, or use as a study or additional reception space.

On the first floor is a spacious bedroom, dressing area, bathroom and there is an additional single bedroom and family bathroom to complete the accommodation.





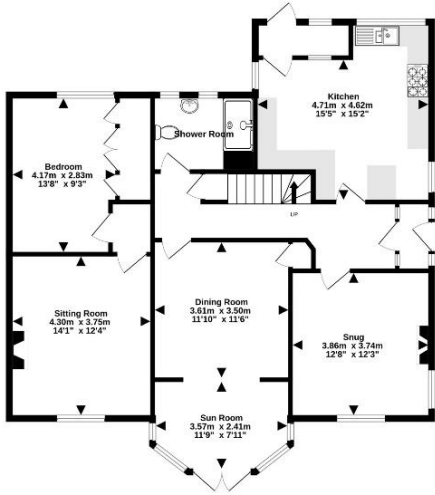
Outbuilding: A detached outbuilding adds valuable flexibility, comprising a utility room, shower room, and a generous games room that could serve as a home office, gym, studio, or further accommodation if required.

Outside: The property is approached via a long driveway flanked by a level lawn and mature planting, leading to a raised front patio that enjoys a sunny aspect—an ideal spot for relaxing or entertaining. A side path provides access to the enclosed rear garden, which includes a further paved terrace, level lawn, and a useful timber shed for storage.

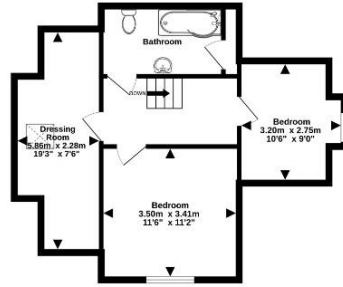
Parking: A large hardstanding at the front of the property provides ample off-road parking for multiple vehicles.



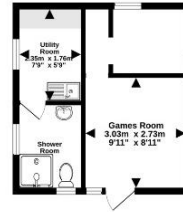
Ground Floor
105.9 sq.m. (1138 sq.ft.) approx.



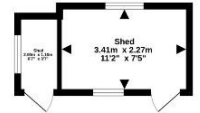
1st Floor
45.5 sq.m. (489 sq.ft.) approx.



Outbuilding
22.0 sq.m. (236 sq.ft.) approx.



Shed
9.9 sq.m. (107 sq.ft.) approx.



TOTAL FLOOR AREA : 183.1 sq.m. (1971 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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