

High Street, **Dawlish**, EX7 9HP

A rare opportunity to acquire a detached bungalow situated in the very heart of Dawlish, offering two bedrooms, garden, garage and off-road parking. The property enjoys a slightly elevated position while remaining within easy walking distance of the town centre, shops, railway station, beach and amenities.

The bungalow is well presented throughout, with scope for modernisation if desired, and would suit a wide range of buyers including downsizers, retirees or those seeking single-level living in a central yet private setting.

FREEHOLD, COUNCIL TAX BAND - C, EPC - D.

Guide Price £300,000

01626 862379

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FRASER & WHEELER

FRONT DOOR TO

ENTRANCE HALL

The bungalow is entered via a central hallway which provides access to all principal rooms.

KITCHEN

A fitted galley-style kitchen with a range of base and wall units, work surfaces and tiled splashbacks. Freestanding appliance spaces are provided, along with a window overlooking the side garden. The layout is practical and functional, with scope for modernisation if desired.

LIVING ROOM

A bright and comfortable reception room enjoying pleasant outlooks over the garden. The room is well proportioned and easily accommodates both seating and dining furniture, with French doors opening directly onto the garden, allowing plenty of natural light and a strong connection to the outdoor space.

BEDROOM 1

A generous double bedroom offering ample space for wardrobes and bedroom furniture. The room enjoys good natural light and a pleasant outlook.

BEDROOM 2

A further well-sized bedroom, suitable as a second double, guest room or home office, again benefitting from natural light.

BATHROOM

A fitted bathroom comprising a panelled bath with shower attachment, pedestal wash basin and WC. Obscure glazed window provides natural light and ventilation.

OUTSIDE

The bungalow sits within its own private garden, arranged mainly to the side and rear. There is a paved seating area, planted borders and mature shrubs.

GARAGE AND PARKING

The property benefits from a detached garage providing secure storage or parking. In addition, there is off-road parking for at least one vehicle, accessed from the private drive.

