

## Southdowns Road, Dawlish, EX7 0LB



A deceptively spacious and extended detached bungalow situated in a popular location on the outskirts of Dawlish. The well-presented accommodation benefits from gas central heating and uPVC double glazed windows and doors and comprises; Entrance Porch, Reception Hall, Cloakroom, Living/Dining Room, Kitchen, Utility, 3 Double Bedrooms, Bathroom, Level Garden, Garage, Parking.

FREEHOLD, COUNCIL TAX BAND - D, EPC -

£450,000

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## FRONT DOOR TO

### ENTRANCE PORCH

Glazed door to:

### ENTRANCE HALL

Radiator, useful storage cupboard, doors to:

### CLOAKROOM

Suite comprising close coupled W.C, pedestal wash hand basin, obscure double glazed window to the front, radiator.

### KITCHEN

Modern fitted kitchen comprising base cupboards and drawers with roll edge worktop over, inset sink and drainer with mixer tap, space for gas cooker, built in slimline dishwasher, space for fridge freezer, wall mounted cupboards, double glazed windows to the front, door to:

### UTILITY ROOM

Inset sink and drainer with base cupboards under, space for washing machine, double glazed window to the rear, double glazed door to rear garden.

## SITTING/DINING ROOM

Double glazed windows to both sides, radiators, gas fire with surround and mantle over, double glazed door to the side, door to inner hallway:

### INNER HALL

Radiator, double glazed windows to the side with views towards the sea, doors to:

### BEDROOM 1

Dual aspect room with views over the garden, radiator, built in wardrobe.

### BEDROOM 2

Double glazed window to the side, radiator, built in wardrobe.

### BEDROOM 3

Double glazed window and door to the raised decked area in the rear garden, radiator, built in storage cupboard.

### BATHROOM

Suite comprising panelled bath with shower over, low level W.C, pedestal wash hand basin, radiator, obscure double glazed window to the side, built in storage cupboard, additional storage cupboard housing the wall mounted boiler.



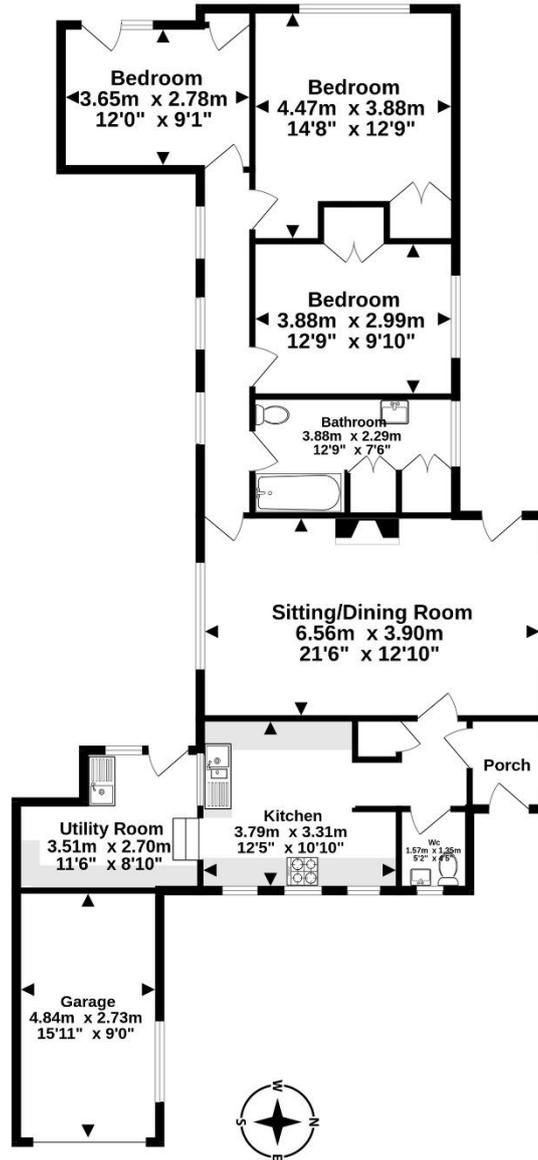


## OUTSIDE

To the front of the property is a driveway providing off road parking leading to the garage and a good sized area of lawn. A pathway leads to the front door and to a gate giving side access to the gardens. The rear garden is predominantly laid to lawn with attractive shrubs and a raised decked area provides a lovely place to sit and enjoy the sun on a fine day. To one side is a paved path a good sized area mainly laid to chippings and to the other side of the bungalow comprises a paved path and area of level lawn.



Ground Floor  
120.8 sq.m. (1300 sq.ft.) approx.



TOTAL FLOOR AREA : 120.8 sq.m. (1300 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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