

Lower Drive, **Dawlish**, EX7 0AT



Extended detached house benefitting from an excellent position in a well regarded area offering some sea views and conveniently located for a range of amenities. Sitting Room, Open Plan Living Space with Kitchen, Dining Area and Lounge, Utility, 3 Bedrooms, Bathroom, secluded Garden, Parking & Garage. Planning to convert the loft.
Tenure: Freehold. Council Tax Band: E. EPC - C.

£400,000

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Location

Benefitting from an excellent position in a popular area the property is well served by regular bus services and is conveniently located for local shops and Sainsburys. There are excellent places for walking nearby with the open playing fields within a few yards and stunning walks by the sea about a quarter of a mile away. Other amenities such as the leisure centre, primary and secondary schools are also close to hand and the town centre and main line railway station are also less than a mile from the front door.

Accommodation

This bay-fronted detached home has been thoughtfully renovated and extended by the current owners, creating a superb family home that blends character with modern living. The property now presents an excellent opportunity for its next owners to personalise and style the interiors to their own taste.

The renovation included the installation of a contemporary kitchen and bathroom, together with a substantial rear extension that has transformed the ground floor into a wonderful semi open-plan living space. Designed with family life and entertaining in mind, this sociable

area forms the heart of the home while retaining the property's original charm, with exposed floorboards featuring throughout much of the ground floor. Further benefits include uPVC double glazing and gas-fired central heating serving radiators in all principal rooms.

The accommodation is entered via a welcoming reception hall. To the front, the bay-fronted sitting room enjoys a pleasant outlook and features an attractive gas fire as its focal point. To the rear, the impressive open-plan living space is flooded with natural light from a striking roof lantern and benefits from double doors opening directly onto the garden. The generous dining area flows seamlessly into the well-appointed kitchen, which is fitted with an extensive range of base and wall units and incorporates an eye-level oven, five-ring gas hob, integrated microwave and dishwasher. A separate utility room provides practical space for laundry and everyday storage, while a cloakroom completes the ground floor accommodation.

On the first floor are three well-proportioned bedrooms, comprising two doubles and a generous single. The principal bedroom enjoys an attractive bay window with views towards





the sea. The family bathroom is fitted with a modern white suite comprising a panelled bath with rainfall shower over, WC and wash hand basin set within a vanity unit.

Outside

To the front, the property benefits from a brick-paved driveway providing off-road parking, screened from the road by a mature hedge.

The rear garden is a particular highlight, enjoying a favourable aspect that captures the afternoon and evening sun. Mainly laid to lawn, it features mature hedging and established fruit trees, creating a private and secluded setting. A paved patio provides the perfect space for outdoor dining, entertaining or simply relaxing.

Parking

In addition to the driveway at the front, a shared driveway to the side of the property leads to a single garage, which benefits from a

courtesy door providing direct access to the rear garden.

Agents Note

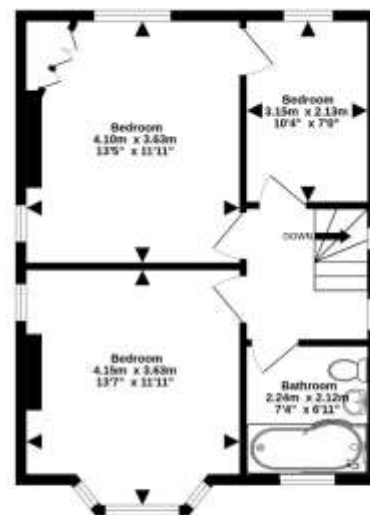
Planning Permission was granted in 2024 for the loft to be converted. Ref 24/00790/HOU



Office
2.73m x 2.55m
9'11" x 8'4"

Ground Floor
42.8 sq.m. (457 sq.ft.) approx.

1st Floor
44.8 sq.m. (482 sq.ft.) approx.



TOTAL FLOOR AREA : 120.3 sq.m. (1295 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, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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