



- BEAUTIFUL DETACHED FAMILY HOME
- SITUATED IN SOUGHT AFTER LOCATION JUST OUTSIDE OF TOWN
- RECEPTION HALL, LIVING ROOM
- KITCHEN BREAKFAST ROOM, DINING ROOM
- UTILITY, GROUND FLOOR CLOAKROOM
- CONSERVATORY, GROUND FLOOR OFFICE/STUDY
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- ENCLOSED GARDEN TO REAR, DRIVEWAY PARKING
- SOME SEA VIEWS

Southdowns Road, Dawlish, EX7 0LB

Guide Price £550,000

Dart & Partners are delighted to bring to the market this beautiful three bedroom detached family home situated in a sought after location with accommodation briefly comprising; reception hall, living room, dining room, kitchen breakfast room, conservatory, WC, utility room and office, three double bedrooms with master en-suite, family bathroom, lovely gardens, driveway parking, some sea views.

An internal viewing comes highly recommended.



Property Description

Obscure glazed uPVC front door into...

GENEROUS RECEPTION HALL

With doors to principal room and stairs rising to first floor. Two radiators, power points, useful under stairs storage cupboard.

CLOAKROOM

With white suite comprising close coupled WC, pedestal wash hand basin, radiator, tiled splash backs.

SITTING ROOM

Dual aspect with large uPVC double glazed bay window to front and uPVC double glazed window to side, attractive stone fireplace housing wood burning stove, radiator, power points, television aerial connection point.

DINING ROOM

Dual aspect with uPVC double glazed windows to rear and side aspects, radiator, power points.

KITCHEN/BREAKFAST ROOM

Dual aspect with uPVC double glazed windows to side and rear, double doors opening through to CONSERVATORY. Two radiators, power points, arch through to KITCHEN AREA: With a range of matching shaker style wall and base units with beech block work surface over, inset Belfast sink, eye level integrated double electric oven, induction hob with stainless extractor canopy above, matching central island, pan drawers, integrated dishwasher, space for fridge freezer. Doorway through to...

CONSERVATORY

With radiator, power points. Bi-fold doors opening up to enjoy the beautiful rear garden.

REAR HALLWAY

With uPVC double glazed door and matching side window giving access to rear garden. Door through to...





UTILITY ROOM

With space and plumbing for washing machine and tumble dryer, space for further appliance, free standing combination boiler, power points. Sliding door through to...

OFFICE

With uPVC double glazed window to front, radiator, power points, telephone socket, cupboard housing wall mounted consumer unit and electric meter.

FIRST FLOOR LANDING

Obscure uPVC double glazed window to side aspect, power points, loft access hatch with built in loft ladder.

MASTER BEDROOM

Dual aspect with uPVC double glazed windows to front and side enjoying some lovely sea views. Radiator, power points. Door with step down into...

EN-SUITE SHOWER ROOM

With white suite comprising close coupled WC, pedestal wash hand basin, glazed shower enclosure with mains fed shower, extractor fan, chrome ladder heated towel rail.

FAMILY BATHROOM

Obscure uPVC double glazed window to side, white suite comprising close coupled WC, circular wash hand basin set into vanity unit, panelled spa bath with mains fed shower, glazed shower screen, tiled splash backs, chrome ladder heated towel rail, extractor fan.

BEDROOM TWO

Dual aspect with uPVC double glazed windows to side and rear, radiator, power points.

BEDROOM THREE

Dual aspect with uPVC double glazed windows to rear and side, radiator, power points.

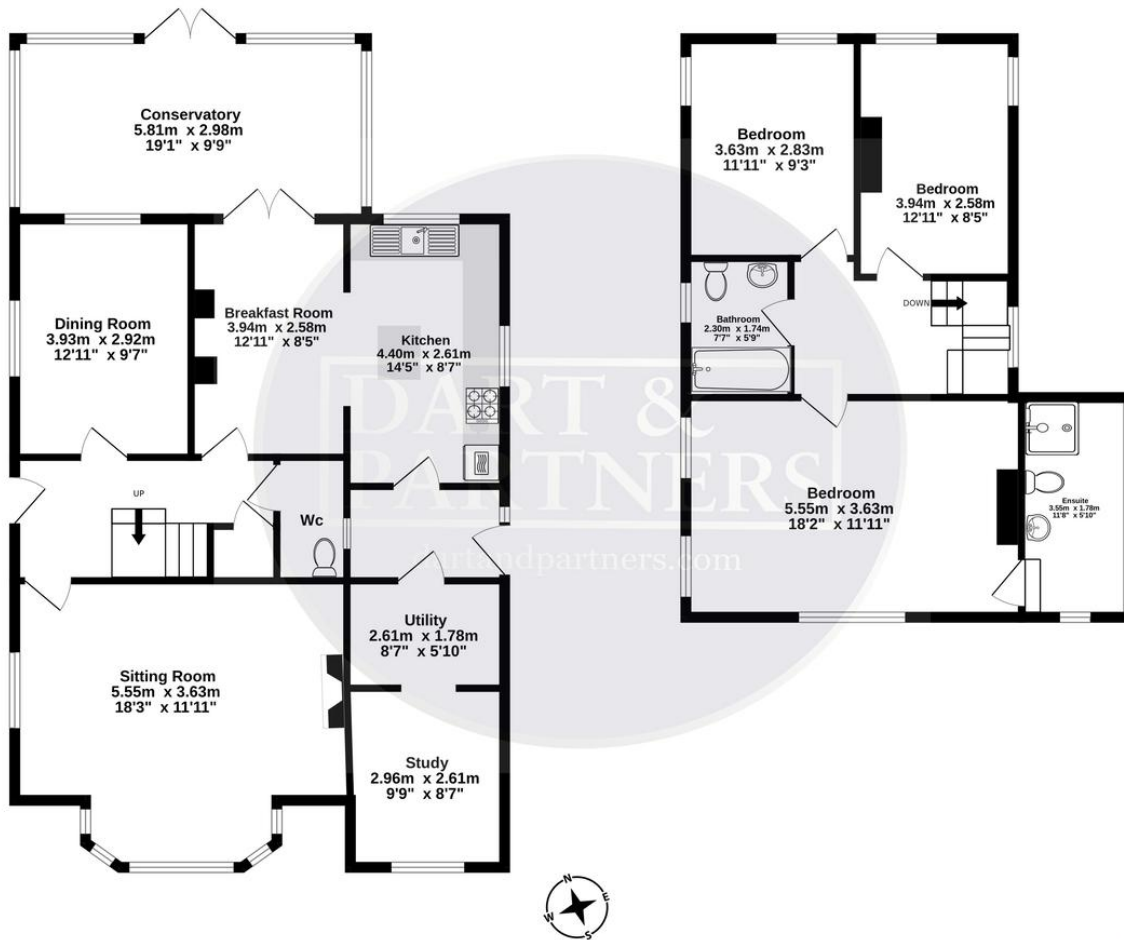
LARGE LOFT SPACE

Perfect for loft conversion subject to the relevant consents.



Ground Floor
100.5 sq.m. (1082 sq.ft.) approx.

1st Floor
57.8 sq.m. (622 sq.ft.) approx.



TOTAL FLOOR AREA : 158.3 sq.m. (1703 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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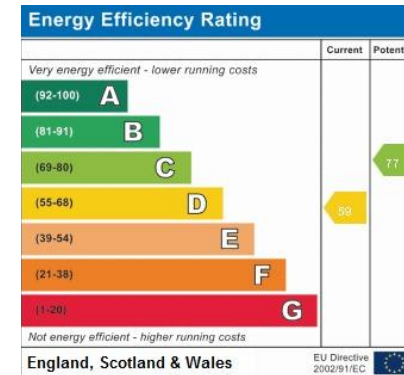


OUTSIDE

To the front is block paviour **DRIVEWAY PARKING** bordered with attractive well stocked flower beds with mature plants and shrubs. Small paved patio seating area and side path with timber gate giving access through to the rear gardens. The rear garden is fully enclosed and predominantly laid to lawn with an array of mature plants and shrubs bordering. Timber shed. Generous patio, perfect for relaxing or entertaining. Outside power sockets and water tap.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band F



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements