

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

Situated in a popular residential area this detached bungalow is well served by regular bus services and is within easy reach of local shops. It offers spacious accommodation with scope for updating including two reception rooms, kitchen, utility area, 2 double bedrooms and a shower room. It stands on a low maintenance corner plot providing parking and there is also a detached garage. Offered with no onward chain.

Tenure: Freehold. Council Tax Band: D (improvement indicator). EPC: C

£299,950

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Benefitting from a corner plot position in a popular area this detached bungalow is well served by regular bus services and is well 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.

The property has been extended to the front creating a second reception room. The well proportioned accommodation is fitted with gas central heating with radiators to all principal rooms and uPVC double glazed windows and doors. It now offers scope for the new buyer to update to their own taste.

The garden is mostly paved or laid to gravel helping to reduce daily maintenance and there is scope to provide additional parking to the side of the garage.

Accommodation

uPVC double glazed front door to;

Entrance Porch

Window to the side and door to the dining room and door to;

Reception Hall

Built in storage cupboard, access to loft space and doors to;

Living Room

4.58m x 3.70m (15'0" x 12'2")

A pleasant room with sliding patio doors opening onto the rear garden.

Dining Room

4.37m x 3.53m (14'4" x 11'7")

A spacious room with high ceiling and a pleasant outlook to the front aspect. Archway to;

Kitchen

3.27m x 2.29m (10'9" x 7'6")

Fitted with a range of cupboard and drawer, base and wall units with eye level electric oven, electric hob and hood over. Space for fridge freezer and door to;

Utility

5.36m x 1.16m (17'7" x 3'10")

A useful area with plumbing for washing machine, wall mounted gas boiler and door to the rear garden.



Bedroom 1

3.94m x 3.70m (12'11" x 12'2")

Fitted with a range of wardrobes to one wall and window to the rear garden.

Bedroom 2

3.27m x 2.76m (10'9" x 9'1")

Window with a pleasant outlook to the front aspect.

Bathroom

Fully tiled and fitted with a double shower cubicle with electric shower, pedestal wash hand basin and WC. Storage cupboard and extractor fan.

Outside

The gardens have been designed to keep maintenance to a minimum with the front and side mostly gravelled with some inset shrubs. The paved driveway provides parking and leads to;

Garage

5.01m x 2.78m (16'5" x 9'1")

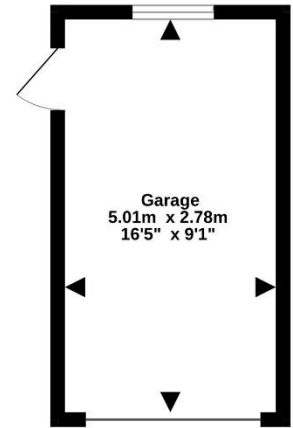
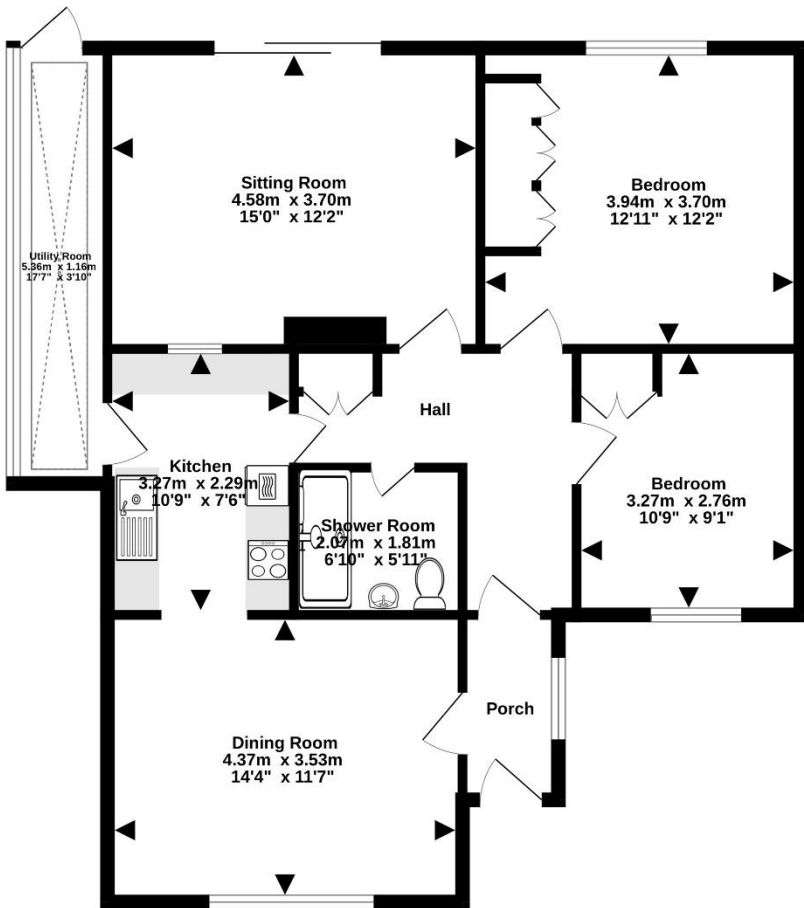
Electric roller door, power points, light and courtesy door to the rear garden.

The rear garden is on three levels which are paved and have a small raised border to the top. It enjoys a good degree of privacy and provides a secluded place to relax in the afternoon and evening sun. To one corner is a timber garden shed.



Ground Floor
83.3 sq.m. (897 sq.ft.) approx.

Garage
13.9 sq.m. (150 sq.ft.) approx.



TOTAL FLOOR AREA : 97.2 sq.m. (1046 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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