

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

Deceptively spacious detached bungalow situated in a sought after location, close to shops, regular bus services and also enjoying an open outlook with glimpses of the sea in the distance. The well presented accommodation offers a versatile layout with scope to create an annex if desired and comprises; Living Room, Kitchen/Dining Room, 3 Double Bedrooms, Bathroom and Shower Room, Study/Garden Room. Attractive, low maintenance garden, Garage.

Tenure: Freehold. Council Tax Band: D. EPC: D

£359,950

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Benefitting from a great location this detached bungalow is well served by regular bus services and offers good access to the 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 well presented accommodation can be flexible to meet a variety of requirements and is fitted with gas central with radiators to all principal rooms and uPVC double glazed windows and doors. The layout offers the opportunity to create an informal annexe with a main bedroom suite to the front and two bedrooms with a Jack and Jill en suite and further multi purpose room. The gardens are a particular delight offering places to relax in private and soak up the sun yet they do not require a great deal maintenance.

Accommodation

The property is approached via a shared driveway with front door to;

Kitchen/Dining Room

Kitchen Area

3.74m x 2.64m (12'3" x 8'8")

Fitted with matching wall and base units with granite effect work surfaces over incorporating a breakfast bar area, ceramic one and a half bowl sink and drainer with mixer tap, integrated washing machine, integrated fridge freezer and cupboard housing the gas boiler. Window to the side aspect.

Dining Area

3.61m x 3.32m (11'10" x 10'11")

Window to the side aspect and doors to;

Living Room

6.32m x 3.63m (20'9" x 11'11") Maximum

A bright double aspect room with large picture window to the front and side with views over the neighbouring properties towards the sea in the distance and patio doors to the front garden. Two smaller windows to the side aspect.

Inner Lobby

Built in storage cupboard and doors to the main bedroom and bathroom.

Bedroom 1

4.84m x 3.18m (15'11" x 10'5") maximum into bay

Bright and spacious room with large bay window to the front aspect, two built in wardrobes and further built in storage cupboard.

Bathroom

Fitted with a white suite comprising panelled bath with shower mixer tap, close coupled WC, and pedestal wash hand basin. Ladder style heated towel rail, part tiled walls, tiled floor, side aspect obscure uPVC double glazed window.





Bedroom 2

4.84m x 2.71m (15'11" x 8'11")

Two windows enjoying a sunny aspect to the side, built in wardrobes and door to the study/garden room.

Bedroom 3

4.25m x 2.85m (13'11" x 9'4")

Window to the side aspect and door to;

En Suite Shower Room

Designed to a 'Jack and Jill' layout and finished to a high standard with fully tiled walls and flooring and fitted with a white suite comprising corner shower cubicle, pedestal wash hand basin and close coupled WC. Ladder style heated towel rail, extractor fan and opaque window.

Study/Garden Room

3.28m x 3.15m (10'9" x 10'4") Approximate

An irregular shape room suitable for a variety of purposes such a dressing room, study or garden room as it leads to the rear garden.

Outside

To the front of the property the owners have created a delightful area of garden which is surprisingly private and arranged around a raised central flower bed which is complimented by well stocked borders. There is space to create room to park a car. To one side of the property a pathway with some shrubs leads to the enclosed and private, suntrap rear garden. It has been cleverly designed to reduce maintenance but still offers plenty of colour and interest with two seating areas and steps up to a further raised seating area ideal for relaxing and cooling off in the shade. To the other side of the property is a shared driveway which leads to;

Garage

5.50m x 2.45m (18'1" x 8'0")

Electric up and over garage door with power and light, uPVC double glazed sliding patio doors into courtyard garden.



Ground Floor

Approx. 120.3 sq. metres (1294.4 sq. feet)



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