

Meldrum Close, Dawlish, EX7 9JL



Stunning, uninterrupted views towards the sea, over the town and towards the countryside can be enjoyed from this well presented chalet bungalow situated in a quiet cut de sac close to the town centre, railway station and beach. The property offers bright, well presented accommodation designed to maximise the views and comprises; open plan living space and kitchen, utility, 3 double bedrooms, walk-in dressing area, 2 shower rooms. Low maintenance garden, garage, workshop and parking.

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

£575,000

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Location

Situated in a quiet cul de sac the property benefits from a convenient location with the town centre being just a quarter of a mile walk down hill with the railway station and sea just a little further. The town offers a range of independent eateries and shops based around the central lawn and brook which is home to the famous black swans. The city of Exeter is approximately 12 miles away and is easily reached via regular bus and rail services.

Accommodation

The property offers well presented accommodation fitted with uPVC double glazing and gas central heating with radiators to all principal rooms. Entry to the property is in to the entrance porch which in turn leads to the reception hall. Benefiting from an open southerly aspect, the living space has been altered to an open plan design allowing it to be full of light and the view to be enjoyed at all times. In addition to the large patio doors there is a window to the side aspect and an internal porthole window. The kitchen is fitted with a range of white cupboard and drawer units around a central island and includes a built in electric double oven and hob and boiling water tap. Off the rear of the kitchen is a useful utility with space for appliances. The two ground floor bedrooms are both comfortable doubles with the larger also enjoying the fabulous view to the front. There is also a shower room which is fitted with a white suite.

On the first floor is a fabulous bedroom suite designed to take full advantage of the location. Three large Fakro windows have been fitted allowing the opportunity to lie in bed and see the sea and the stars. Situated off the bedroom is a large walk in dressing room and there is a well appointed shower room finished to a high standard with fully tiled walls and a white suite including bath and separate shower cubicle.

Outside

The main feature of the garden is the extensive patio to the front of the property which is in full sunshine throughout the day and provides the perfect place for relaxing or entertaining whilst being able to fully appreciate the views of the sea and countryside. There is also an area of rockery and shrub borders whilst to the rear the garden is enclosed and mostly paved. To one corner is the useful workshop with power connected, which could suit a variety of purposes.

Parking

To the front of the property is a hardstanding parking area and a single garage.





Measurements

Sitting/Dining Room/Kitchen
9.85m x 4.52m (32'4" x 14'10") maximum

Utility Room
1.86m x 1.80m (6'1" x 5'11")

Bedroom 2
4.20m x 3.31m (13'9" x 10'10")

Bedroom 3
3.31m x 3.28m (10'10" x 10'9")

Shower Room

First Floor

Bedroom 1
5.61m x 4.08m (18'5" x 13'5")

Dressing Room
4.51m x 1.80m (14'10" x 5'11")

Bathroom

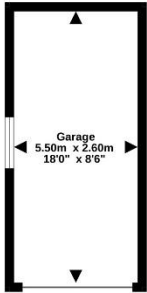
Outside

Garage
5.50m x 2.60m (18'1" x 8'6")

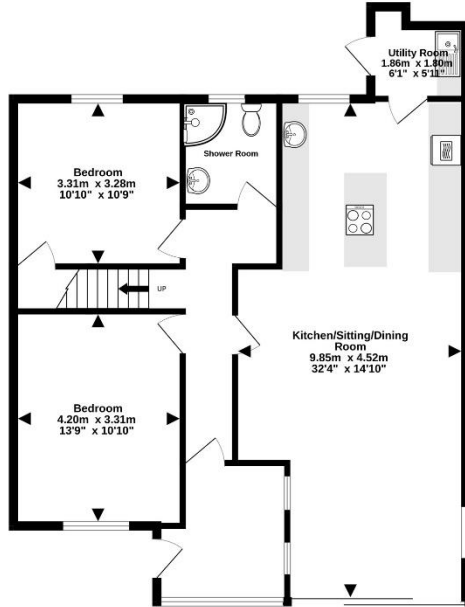
Workshop
4.22m x 2.77m (13'10" x 9'1")



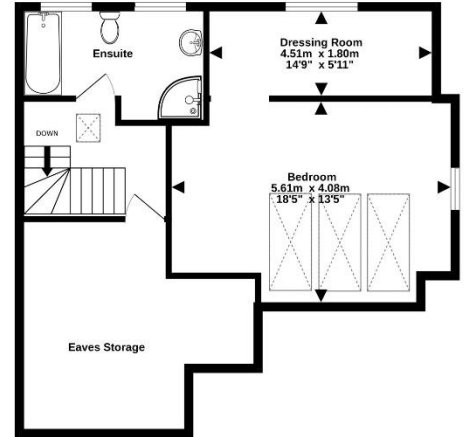
Garage
14.3 sq.m. (154 sq.ft.) approx.



Ground Floor
85.9 sq.m. (920 sq.ft.) approx.



1st Floor
69.0 sq.m. (739 sq.ft.) approx.



TOTAL FLOOR AREA : 159.2 sq.m. (1714 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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