

Fairlea Road, **Dawlish**, EX7 0LR

Superbly presented detached bungalow situated in a sought after cul de sac. Recently renovated to a high standard the accommodation includes open plan living space, utility, cloakroom, 3 double bedrooms, en-suite and bathroom. Sunny, private garden, parking and garage.

Tenure: Freehold. Council Tax Band: D\* EPC: C.

£535,000

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### Location

The property is situated in a well regarded cul de sac of similar style bungalows where properties rarely come to the market. Dawlish town centre and railway station is less than 1.5 miles away with a regular bus service running nearby. The leisure centre is close to hand which also offers large open space, ideal for exercising dogs. The sea wall and beach are less than a mile away.

### Accommodation

Glenside is a spacious detached bungalow which has been significantly renovated and extended by the current owners and now offers spacious accommodation presented to a high standard, making a comfortable and welcoming home. In addition to an extension across the rear of the property the improvements include a new gas central heating system with contemporary styled radiators to all principal rooms, replacement double glazed windows including bi-fold style door opening onto the rear patio, stylish new bathroom and en-suite shower room. There is also a new kitchen and utility with some quartz worksurfaces, integrated appliances and a Bluetooth sound system. Entry to the property is into an enclosed porch which in turn leads to the reception hall with airing cupboard. The sitting room is a cosy space based around the raised log burner with storage for logs beneath. This room is open plan to the kitchen/dining room which runs the width of the property and is a great space for entertaining, especially as it opens out on to the rear garden and patio. The kitchen is fitted with a comprehensive range of modern units and worksurface including some quartz surfaces and an area of breakfast bar. It is complete with built-in double oven and gas hob with integrated fridge and freezer. Karndean flooring flows

through from the kitchen to the dining area with panelling to one and a full height window looking on to the rear garden. there is also a bi-fold style door which opens fully and leads to the rear patio, which is perfect for entertaining. Situated off the kitchen is a useful utility area and cloakroom which is fitted with units to match those in the kitchen and a door opens to the garage. The main bedroom looks onto the front garden and has a feature wall with concealed lighting. An archway leads to a dressing area with a range of floor to ceiling wardrobes and a door opens to the well appointed en-suite shower room. The second bedroom is a comfortable double which also looks out onto the front garden and the third bedroom is also a comfortable double with a window to the side aspect. The bathroom is also finished to a high standard with a white suite with mains shower over the bath.

### Outside

The front garden is designed for low maintenance with gravelling around a central rockery with palm tree. The rear garden is a feature of the property as it is a generous size and enjoys a sunny aspect and high degree of privacy. There is an extensive area of composite decking, some of which is under a timber pergola, which creates a great space for entertaining and enjoying the sunshine. Just a few steps lead up to the main area of garden which has been laid to artificial grass with low maintenance borders and a small raised border which has been used a vegetable garden.

### Parking

To the front of the property are two areas of hardstanding parking and an integral garage.





#### Measurements

##### Sitting Room

4.62m x 4.40m (15'2" x 14'5")

##### Dining Room

4.99m x 3.29m (16'4" x 10'10")

##### Kitchen/Breakfast Room

6.21m x 3.29m (20'4" x 10'10")

##### Utility/WC

2.48m x 2.32m (8'2" x 7'7")

##### Bedroom 1

3.79m x 3.27m (12'5" x 10'9")

##### Dressing Room

1.59m x 1.15m (5'3" x 3'9")

##### Ensuite

2.87m x 1.63m (9'5" x 5'4")

##### Bedroom 2

3.62m x 3.48m (11'11" x 11'5")

##### Bedroom 3

4.56m x 2.46m (14'12" x 8'1")

##### Bathroom

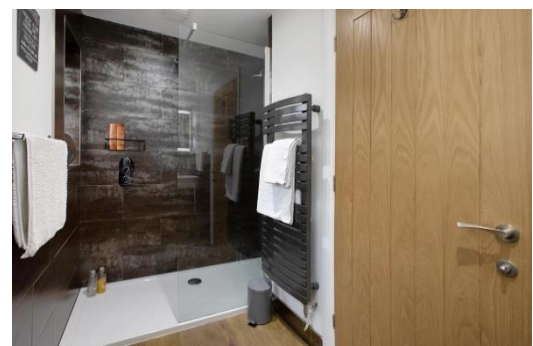
3.15m x 1.79m (10'4" x 5'10")

##### Garage

4.91m x 2.48m (16'1" x 8'2")

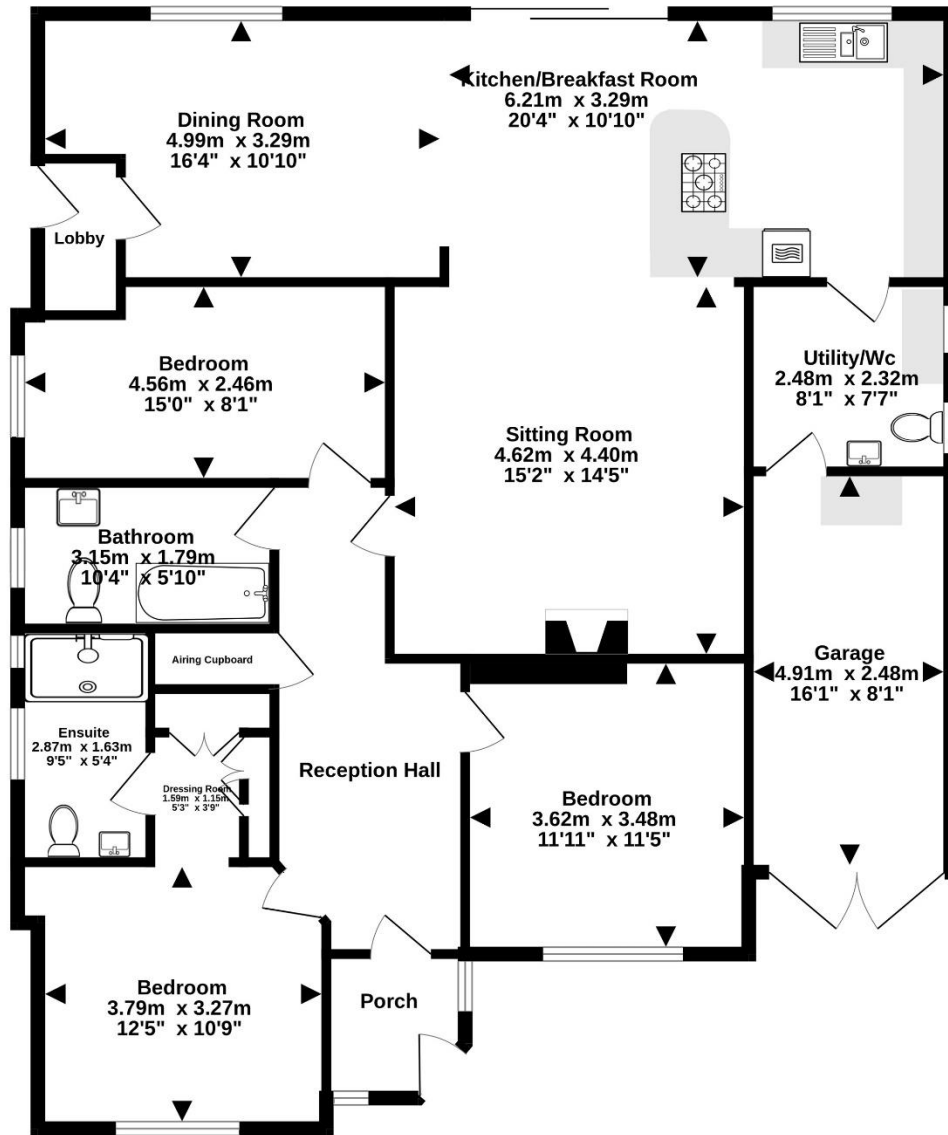
#### PLEASE NOTE

Council Tax Band Improvement Indicator: Yes. If a property has been improved or extended since it was placed in a Council Tax band, a Yes will be shown on the register. If a Yes is shown, the band will be reviewed and may increase following the sale of the property.





**Ground Floor**  
137.8 sq.m. (1483 sq.ft.) approx.



**TOTAL FLOOR AREA : 137.8 sq.m. (1483 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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