

Longlands, **Dawlish**, EX7 9NG

A detached bungalow benefitting from a convenient location half a mile from the town centre and enjoying an open, southerly aspect to the rear. The versatile accommodation comprises; Entrance Porch, Reception Hall, Cloakroom, Sitting Room, Kitchen/Breakfast Room, 3 Double Bedrooms, Family Room, Bathroom. Low Maintenance Garden, Garage.

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

£350,000

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Location

Situated about half a mile from the town centre this versatile detached property offers a great location convenient for a range of shops and cafes as well as public transport yet is peacefully located with an open outlook. It is also well located for the beach and railway station.

Accommodation

The property is fitted with uPVC double glazed windows and gas central heating with radiators to all principal rooms.

The versatile accommodation is arranged on the ground floor with two additional rooms on the lower ground floor which could suit a variety of purposes.

Entry to the property is in to an entrance porch which in turn leads to the reception hall with doors off to the principal rooms. The sitting room is comfortable room with a picture window to the front aspect and feature fireplace. The spacious kitchen enjoys a lovely open outlook to the rear and is fitted with a comprehensive range of units including a central island. There is a built in oven and hob and integrated fridge

freezer. The main bedroom also enjoys the lovely outlook which includes some sea and countryside from the bay window. This spacious double bedroom also includes a range of built in wardrobes to one wall. The second bedroom is also a double and is currently used as a dining room. The bathroom is fitted with a white suite with walk-in shower enclosure and tiling to two walls and there is also a separate cloakroom.

From the hall stairs lead down to a sizeable family room which in turn leads to the third bedroom which is also a spacious double room which opens out onto the rear garden.

Outside

To the front of the property is a well established garden providing privacy. The rear garden enjoys a sunny southerly aspect and high degree of privacy. It is mainly laid to gravel with paved pathways reducing maintenance.

Parking

To the front of the property is a drive providing parking for one vehicle and access to the garage.





Measurements

Cloakroom

Sitting Room

4.54m x 3.97m (14'11" x 13'0")

Kitchen

4.86m x 4.32m (15'11" x 14'2")

Bedroom 1

4.00m x 3.31m (13'1" x 10'10")

Bedroom 2 / Dining Room

3.53m x 3.03m (11'7" x 9'11")

Bathroom

Lower Ground Floor

Family Room

4.30m x 3.93m (14'1" x 12'11")

Bedroom 3

4.56m x 3.30m (14'12" x 10'10")

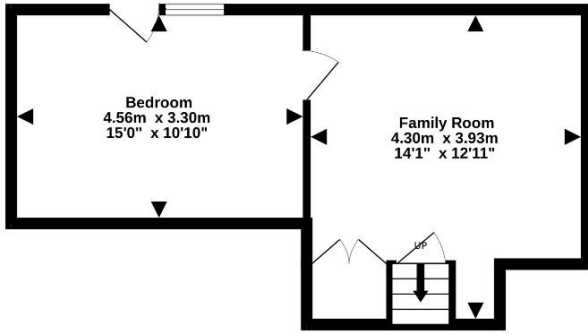
Outside

Garage

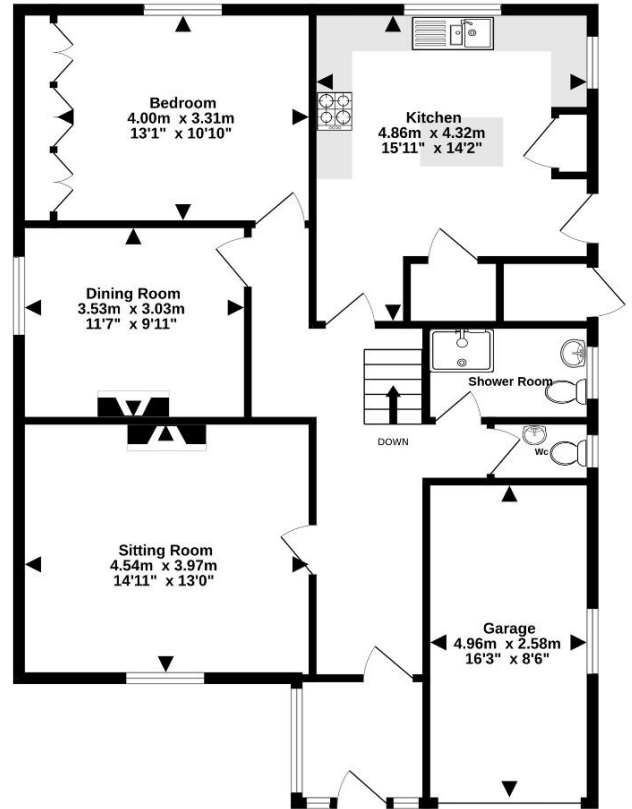
4.96m x 2.58m (16'3" x 8'6")



Lower Ground Floor
34.8 sq.m. (375 sq.ft.) approx.



Ground Floor
99.1 sq.m. (1067 sq.ft.) approx.



TOTAL FLOOR AREA : 133.9 sq.m. (1442 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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