

## Upper Longlands, Dawlish, EX7 9DD



A fantastic opportunity to own this 3 bedroom semi detached house situated in an elevated position with panoramic views over Dawlish and out to sea. The property benefits from a DOUBLE GARAGE, balcony with southerly aspect and good size sitting room to name a few. Viewings are highly recommended to appreciate this immaculate home.

FREEHOLD, COUNCIL TAX BAND - D, EPC - D

£345,000

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### **FRONT DOOR TO**

Obscure double glazed front door leading into:

### **ENTRANCE HALL**

Radiator, stairs to first floor landing and doors to:

### **CLOAKROOM**

uPVC obscure double glazed window to the side, WC, wash hand basin and fitted storage cupboards.

### **SITTING ROOM**

Space for an electric fire with wooden mantle over. Radiator, uPVC double glazed window and further uPVC double glazed patio doors leading out to the balcony with panoramic views over Dawlish and out to sea.

### **BALCONY**

This southerly facing balcony with panoramic views over Dawlish and out to sea.

### **KITCHEN/DINING ROOM**

Fitted kitchen with a selection of base and eye level units with work surfaces over. Inset one sink and drainer with mixer tap, space and plumbing for dishwasher, space for a cooker with stainless steel extractor over, radiator and window and door looking out to the rear garden, stable door to the rear porch, plumbing for a washing machine and fitted storage cupboards. From the kitchen a hatch opens to a large void beneath offering further space if needed.

### **REAR PORCH**

Door to the garden, spot lights and space for an appliance.

### **FIRST FLOOR LANDING**

Stairs rise from the entrance hall to first floor landing, window to the rear, storage cupboard and doors to:

### **BEDROOM 1**

uPVC double glazed window to the front aspect with wonderful views over Dawlish and out to sea, fitted wardrobes and radiator.

### **BEDROOM 2**

uPVC double glazed window to the front with wonderful views over Dawlish and out to sea and radiator.

### **BEDROOM 3**

uPVC double glazed window to the rear aspect and radiator.

### **BATHROOM**

Contemporary white bathroom suite comprising P shape bath with shower over and glass screen, wash hand basin with mixer tap and vanity cupboard under, concealed system WC, shaver point, heated towel rail and uPVC double glazed obscure glazed window to the side.



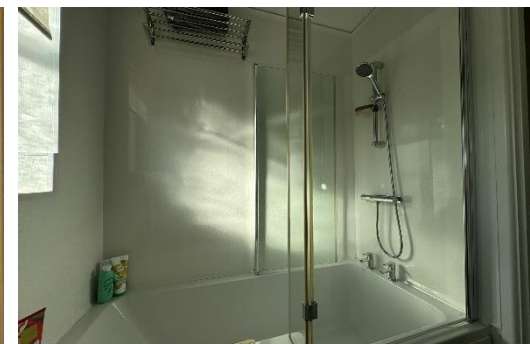


### **OUTSIDE**

To the front of the property are double doors into the garage with steps to the side leading up to the front door with lawned garden, established shrubs and a side access gate into the rear garden. The rear garden is low maintenance being mostly paved with steps leading up to a raised seating area with an abundance of mature shrubs.

### **GARAGE/PARKING**

A substantial double garage with up and over doors, steps leading up to a good size overhead storage space, light, power and sink with hot and cold water connected. To the side of the garage is a parking space.



## Upper Longlands, Dawlish, EX7

Approximate Area = 957 sq ft / 88.9 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

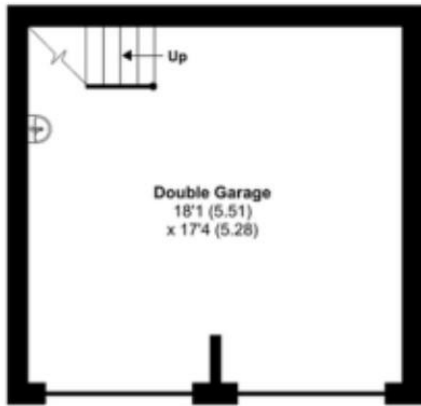
Garage = 630 sq ft / 58.5 sq m

Total = 1616 sq ft / 150.1 sq m

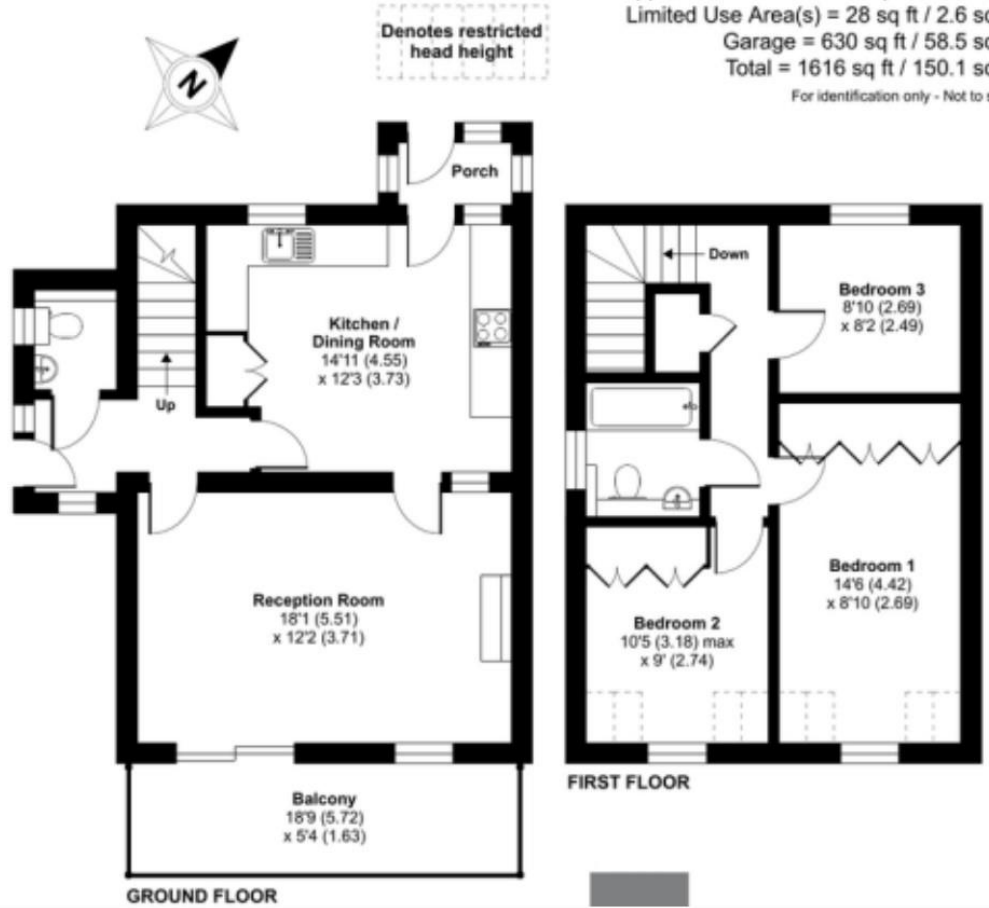
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GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR

FIRST FLOOR



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