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**SPACIOUS 3 BED DETACHED BUNGALOW – PURCHASE PRICE £264,950**



**\*SPACIOUS DETACHED BUNGALOW \*ENTRANCE HALL \*LOUNGE/DINER \*FITTED KITCHEN/BREAKFAST ROOM \*BEDROOM 3/DINING ROOM \*2 FURTHER DOUBLE BEDROOMS \*SEPARATE WC \*BATHROOM \*GARAGE \*AMPLE DRIVEWAY PARKING \*GARDENS TO FRONT & REAR \*GAS CENTRAL HEATING \*SOME DOUBLE GLAZING \*NO CHAIN**

# 1 MEADOW RISE, DAWLISH, DEVON, EX7

This spacious, well-presented Detached Bungalow is situated in a highly regarded residential area. Enjoying some lovely views from the Lounge over neighbouring properties to St Gregory's Church and the Luscombe Estate. The property boasts 3 Double Bedrooms, or 2 Double Bedrooms and a formal Dining Room. There is ample dining space in the Kitchen or Lounge should 3 good size bedrooms be needed. The property is offered for sale with no onward chain and viewings are highly recommended to appreciate this good size detached property.

## PARTICULARS OF PROPERTY:

Obscure Glazed Window & Door leading to:

**Entrance Hall:** 'L' Shaped Hall with doors leading to all rooms. Ample storage cupboards. Radiator. Cupboard housing Hot Water Cylinder

**Lounge:** 23'6 x 10'9 (7.2m x 3.34m) Dual aspect room with window to side. Aluminium framed double glazed patio doors to front, having views towards Luscombe Estate; 2 radiators; Alcove with glass shelves; Open fireplace with mantel over.

**Kitchen:** 11'3 x 10' (3.45m x 3.11m) Window to side aspect; Door out to side access; Fitted with a range of wall and base units; Rolled edge work surface; Stainless steel sink/drain unit; Tiled splashbacks; Space and plumbing for washing machine; Space for further under-top appliances; Larder style cupboard.

**Bed 1/Dining Room:** 11'9 x 9'9 (3.65m x 3.04m) Window to side aspect; Radiator; Coving; This room can either be used as a good size double bedroom or as a formal dining room, being immediately opposite the kitchen.

**Bedroom 2:** 13'8 x 9'9 (4.22m x 3.03m) UPVC double glazed window to rear overlooking rear garden; Radiator

**Bedroom 3:** 13'3 x 9'9 (4.07m x 3.02m) UPVC double glazed window to rear overlooking rear garden; Radiator

**WC:** Obscure glazed window to side aspect; White low-level WC; Radiator

**Bathroom:** Obscure glazed window to side aspect; Fitted with white two piece suite comprising bath and wash-hand basin; Tiling to full height in bath area; 'Mira' power shower; Radiator; Access to loft

**Outside Front:** Patio area and paved garden containing various plants and shrubs; Pathway leads to rear garden.

**Outside Rear:** Patio area with steps leading to a sloped lawn enclosed with mature trees and shrubs; Outside water tap

**The driveway has ample parking and leads to**

**Garage:** 17'4 x 8'9 (5.32m x 2.74m) with metal up and over door; Power and light; Storage shelves

## AGENTS NOTE: SERVICES & SYSTEMS HAVE NOT BEEN TESTED

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