

Shillingate Close, **Dawlish**, EX7 9SQ



Situated in a select cul - de - sac and backing onto a small woodland, this spacious detached bungalow enjoys a fabulous location. It offers well proportioned accommodation and a delightful, well established garden.

Reception Hall, Sitting/Dining Room, Kitchen/Breakfast Room, 3 Double Bedrooms, Study/Bedroom 4, Bathroom, En-Suite Shower Room. Integral Garage.

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

Offers over £500,000

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Location

The property is situated in a select cul de sac of similar styled detached houses and bungalows about a mile from the town centre which can be reached via a regular bus services which runs from the adjoining road. Close by is the protected Oakland Park open space which is ideal for dog walking whilst a stroll from the nearby cliff top, about half a mile from the property, offers fabulous views across Lyme Bay and leads down to Coryton Cove beach and the sea wall which continues to the town centre and railway station. The town offers a range of independent shops, pubs and cafes based around the central lawn and brook which is home to the famous black swans.

Accommodation

The property offers comfortable accommodation fitted with uPVC double glazing, underfloor heating to the kitchen, bathroom and en-suite shower room as well as gas central heating with radiators to all principal rooms.

Entry to the property is via the porch which in turn leads to the spacious hallway, both of which have wood flooring. The sitting/dining room has patio doors opening onto the rear

garden which also offer a lovely outlook and a fireplace with gas fire provides a focal point. The kitchen/breakfast room is fitted with a comprehensive range of base and wall units including an integrated dishwasher and freezer and built in gas oven and hob. It is finished with tiled flooring and enjoys a lovely outlook onto the garden and a door provides access to the side of the property.

The spacious main bedroom also enjoys the outlook over the garden and has two double built in wardrobes and a built in cupboard. A door leads to the fully tiled shower room with a white suite and shower enclosure with mains shower. There are two further double bedrooms, both of which have an open outlook to the front and the larger of the two also has a built in wardrobe. There is a further bedroom which also makes an ideal study. The bathroom is also finished with fully tiled walls and fitted with a white suite with electric shower over the bath.

Outside

To the front of the property is an open lawn and a gate to one side provides access to the rear garden which is a stunning feature of the





home. Stocked with a wide variety of well established shrubs and trees it attracts an abundance of birds and other wildlife and enjoys a good degree of privacy. It is laid to lawn and there is a 'secret' area with garden shed. A paved patio provides an excellent place to enjoy this lovely setting and there is also a greenhouse.

Parking

To the front of the property is a driveway that leads to the integral garage with electric door, power points, light and courtesy door to the side.

Measurements

Sitting/Dining Room

18'9" x 17'5" (5.72m x 5.31m)

Kitchen/Breakfast Room

13'3" x 11'2" (4.04m x 3.40m)

Bedroom 1

13'11" x 10'11" (4.24m x 3.33m)

En-Suite

Bedroom 2

14'8" x 9'9" (4.47m x 2.97m)

Bedroom 3

10'9'5"0" x 0'0" (3.290.32m x 0.00m)

Bedroom 4 /Study

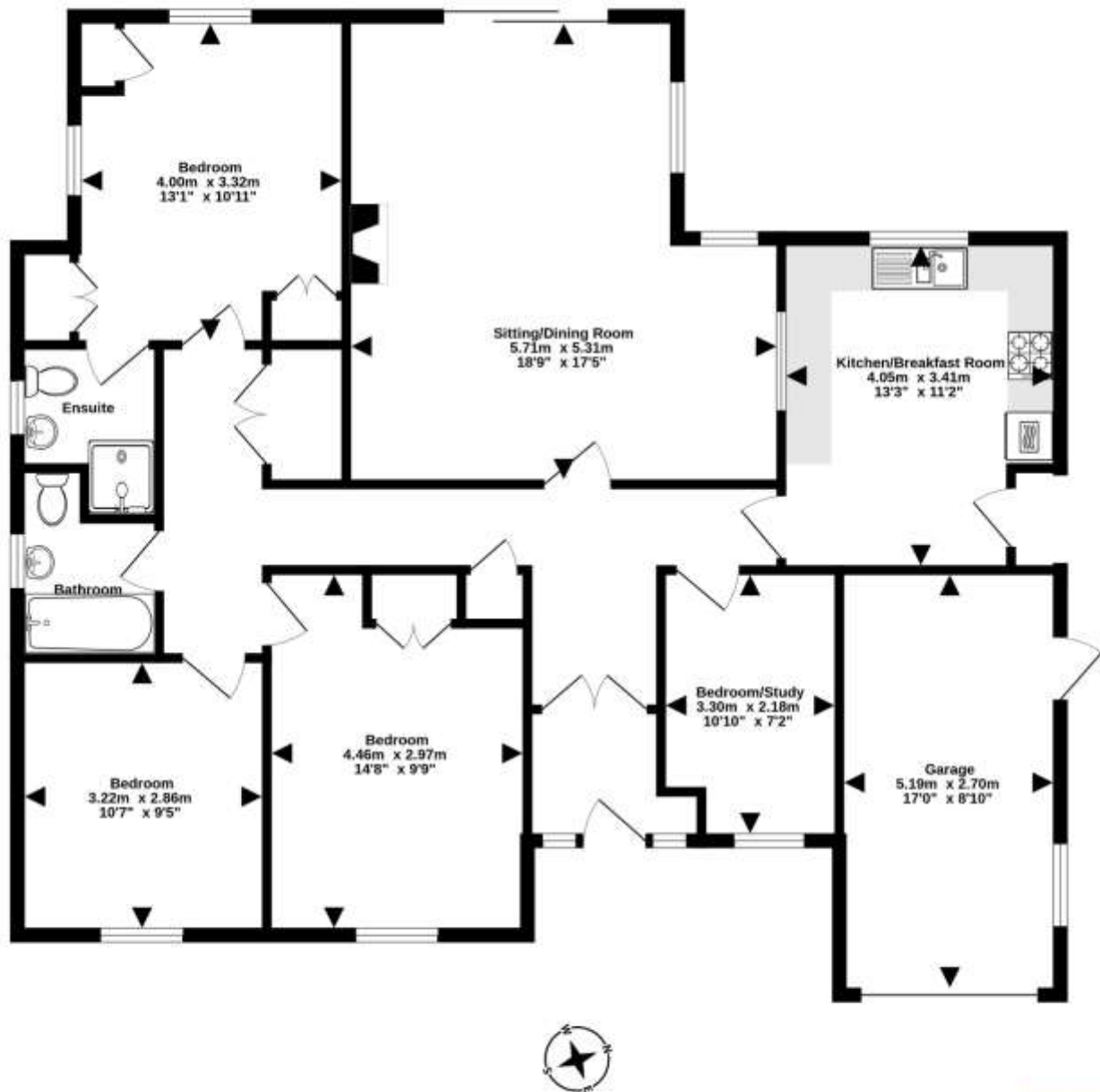
10'10" x 7'2" (3.30m x 2.18m)

Garage

17'0" x 8'10" (5.18m x 2.69m)



Ground Floor
125.4 sq.m. (1350 sq.ft.) approx.



TOTAL FLOOR AREA : 125.4 sq.m. (1350 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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