



11 Meldrum Close, Dawlish

£450,000 Freehold

Excellent Appointed Detached property • Magnificent Sea and Town Views • Three Double Bedrooms • Downstairs Shower Room & Two Upstairs En Suites • Sea Facing Living Room • Kitchen/Breakfast Room • Parking for 2 Cars & Garage • Secluded Rear Garden • Situated at end of Quiet Cul-de-Sac • EPC - D

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An excellently appointed detached property with magnificent sea views, situated at the end of a quiet cul de sac close to Dawlish town centre, railway station and beach. Reception hall, living room, kitchen/breakfast room, three double bedrooms, downstairs shower room, two en-suites, secluded garden, garage and parking for two cars.

The property has been the subject of significant renovation by the current owners over the past few years and offers modern, superbly presented accommodation with uPVC double glazing and gas central heating with radiators or heated towel rails to all principal rooms.

The property is approached by steps which lead to an entrance porch which in turn leads into the spacious reception hall with stairs to the first floor and doors off to all rooms. The living room is a bright and spacious room with patio door and glazed side panels allowing the view to be enjoyed at all times. There is a feature fireplace and a door provides access to the side of the property.

Part glazed, sliding wooden doors lead to the kitchen/breakfast room which is fitted with a comprehensive range of units with wood worksurfaces. It is complete with a range of integrated appliances including slimline dishwasher, washing machine and fridge freezer as well as eye level electric oven, microwave and hob. There is a window and door to the rear garden. Also on the ground floor there is a double aspect double bedroom with magnificent sea and town views which can be enjoyed from the comfort of the bed. The ground floor shower room is fitted with a white suite including a tiled shower enclosure with rain head shower. On the first floor there are two double bedrooms, both with en-suite shower rooms and also offering the far reaching views, with the main bedroom having built in wardrobes and a floor to ceiling window which also allows the views to be enjoyed while lying in bed!

To the front of the property there is an attractive area of low maintenance garden with a paved seating area from where the views and sunny aspect can be fully appreciated. A path leads alongside the property to the rear. There is a secluded rear garden with an attractive old stone wall across the rear boundary. The garden has been designed for easy maintenance with shrub borders around the lawn and a paved patio area.



Tenure Freehold

Council Tax Band D - £2633.59

Mains Services: Electric, Gas and Water all connected.

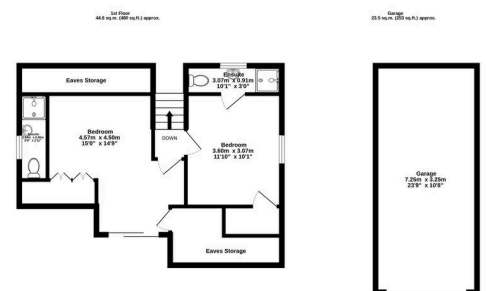
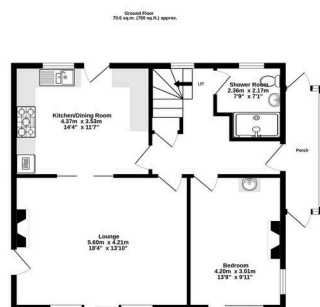
Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



Situated at the end of a quiet cul de sac the property benefits from a convenient location with the town centre being just a quarter of a mile walk down hill with the railway station and sea just a little further. Dawlish is a popular coastal town with a beach, a range of shops, schools and a mainline railway station. The town of Teignmouth with its wide variety of amenities including a good selection of shops, bars and restaurants as well as sandy beaches and the Teign Estuary is easily accessible by car, train or bus only a short distance away. The long sandy beaches of Dawlish Warren, with its nature reserve, are just a mile away. The cathedral city of Exeter is within easy commuting distance as are the main road routes, the M5, A30 and the A38



Measurements: Living Room: 5.60m x 4.21m (18'4" x 13'10")
Kitchen/Breakfast Room: 4.37m x 3.53m (14'4" x 11'7")
Downstairs Bedroom: 4.20m x 3.01m (13'9" x 9'11")
First Floor Bedroom 1: 4.57m x 4.50m (14'12" x 14'9") maximum
plus en suite
First Floor Bedroom 2 : 3.60m x 3.07m (11'10" x 10'1") *plus en suite*.
Garage: 7.25m x 3.25m (23'9" x 10'8")



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82+)	A
(69-81)	B
(55-68)	C
(39-54)	D
(21-38)	E
(1-20)	F
Not energy efficient - higher running costs	G
85	67

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82+)	A
(69-81)	B
(55-68)	C
(39-54)	D
(21-38)	E
(1-20)	F
Not environmentally friendly - higher CO ₂ emissions	G
82	61

EU Directive 2002/91/EC

TOTAL FLOOR AREA : 130.7 sq.m. (1493 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 for 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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