

Rivendale
The Humpy
Dawlish
EX7 9BB

Detached Dormer Bungalow In Prestigious Area Of Dawlish

£495,000 Freehold DFD01206



Accommodation

3 Bedrooms, 2 Bathrooms, Kitchen, Utility Room, Large Lounge, Double Garage, Gardens, Sea And Rural Views, EPC-D.

We are privileged to offer for sale this impressive, extended property which is in need of some cosmetic modernisation to create a fabulous family home. It is situated in the desirable private road known as The Humpy, and boasts panoramic sea and rural views.

The **ACCOMMODATION** comprises with approximate measurements:

Storm porch with courtesy light over obscure glazed uPVC door and sidelight leads in to

Entrance Hallway

Radiator, timber staircase up to galleried first-floor landing. Ground floor doors to

Bedroom 2 21' 10" x 10' 0" (6.65m x 3.05m)

A dual aspect room with uPVC windows to the rear and front aspect which has sea and rural views. Two radiators, TV and telephone points.

Bathroom 9' 10" x 7' 10"(Max.) (2.99m x 2.39m)

Corner bath with shower mixer tap, close coupled WC, vanity wash basin. Radiator, extractor fan, laminate floor, obscure glazed uPVC window to rear aspect.

Lounge 19' 0" x 18' 0" (5.79m x 5.48m)

Dual aspect room with two uPVC windows to the side, two uPVC windows to the front, either side of double French doors which lead out to the terrace. Sea views. Chimney breast with inset ceramic coal gas stove. Two radiators, two TV points and one telephone point. Doorway (no door) through to



Kitchen 13' 0" x 7' 10" (3.96m x 2.39m)

Range of wood fronted wall and base units with rolled edge work surfaces and tiled splashbacks. Single drainer, stainless steel sink unit with mixer tap. Spaces for washing machine, tall fridge/freezer, and electric oven with integrated extractor hood above. Laminate floor, uPVC window to rear. Doorway (no door) to

Utility Room 7' 7" x 5' 0" (2.31m x 1.52m)

uPVC window to front and part glazed uPVC door to side aspect. Electric meter cupboard. Wall mounted Ideal Instinct boiler (installed 2017) with storage cupboard below it. Telephone point.

From the entrance hallway stairs lead up to the galleried first-floor landing.

First Floor Landing

uPVC window with rural and sea views, radiator, doors to



Bedroom 3 17' 1" x 10' 1" (5.20m x 3.07m)

Dual aspect room, part sloping ceiling with Velux window to rear and uPVC dormer window to the front with impressive sea and rural views. TV point, radiator.

Bathroom

Sloped ceiling with Velux window to rear. Tiled shower enclosure with curtain and electric shower unit. Close coupled WC, pedestal wash basin, radiator, extractor fan shaver light. Cupboard with eaves storage.

Bedroom 1 19' 6" x 18' 2" (5.94m x 5.53m)

A lovely dual aspect room with exposed beams. Two radiators, TV and telephone points, cupboard with eaves storage. Velux window to rear and uPVC sliding patio doors, set in the gable, to the front aspect. These lead out to



Covered Balcony 18' 0" (Max.) x 4' 8" (5.48m x 1.42m)

The gable roof overhangs the balcony which has a parapet wall with iron railings above it. Tiled floor, power and lighting. Fabulous 180° rural and sea views.



Outside

A driveway leads around the house to the garage which is at the rear. The front garden is a gently sloping lawn bordered by mature hedges and there are steps up to the paved terrace in front of the lounge. To the rear of the house there is a turning area in front of the garage.

Garage

Double garage with remote controlled roller garage door. Power and light. uPVC pedestrian door and uPVC window to the side of the garage.



COUNCIL TAX BAND: F

Consumer Protection from Unfair Trading Regulations 2008. Force and Sons has not tested any apparatus, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose; a buyer is advised to obtain verification from their surveyor. References to the tenure of the property are based on information provided by the seller as Force and Sons has not had sight of the title; a buyer is advised to obtain verification from their legal advisor. All measurements are for guidance only and are not precise. Items shown in photographs are not included unless specifically mentioned in the sale particulars, however may be available by separate negotiation. Buyers should check the availability of any property and make an appointment to view before embarking on a journey to see a property.