



Langdon Bungalow, Dawlish, Devon

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Langdon Bungalow, Hensford Road, Dawlish, Devon EX7 0QX

A spacious family home situated in a tranquil rural position with approximately 5.77 acres and excellent views

Dawlish 2 miles, Teignmouth 4 miles, Exeter 11 miles

Reception hall | Drawing room | Study
Reception/dining room | Kitchen | Utility
Principal bedroom with en suite shower room
3 Further double bedrooms | Family bathroom
2 Shower rooms | Outbuilding | Garden | Field
Approximately 5.77 acres in total | Excellent views | EPC rating D

The property

Langdon Bungalow is a detached four bedroom family home that offers spacious accommodation over 2,500 sq. ft. with wonderful views across the stunning countryside and to the coast beyond. The property is situated in gardens of over half an acre, with an additional approximate 5 acre field situated adjacent to it.

The main reception room is the well-proportioned drawing room, which has tiled flooring, a vaulted ceiling, a fireplace and a dual aspect including sliding doors onto the garden. There is also a study, perfect for home working, while the dining room offers further space in which to relax or entertain, with its large panoramic windows and French doors to the garden. The kitchen adjoins the reception/dining room and includes a range of fitted wooden units, a breakfast bar and integrated appliances including a large gas hob, electric oven, microwave and extractor fan. There are two well-presented double bedrooms on the ground level including the en suite principal bedroom. The family bathroom can be found on the ground floor, with the lower ground floor

providing a further two double bedrooms of similar proportions, as well as two additional shower rooms.

Outside

The property is situated at the end of a quarter mile lane and is surrounded by woodland and rolling fields. There is plenty of parking at the front of the house, as well as a detached outbuilding, suitable for a variety of uses. The lawned garden surrounds the property and includes an attractive paved terrace which has views across the countryside and to the sea. There is also a field of pasture adjacent to the property. In total, the land measures approximately 5.77 acres.

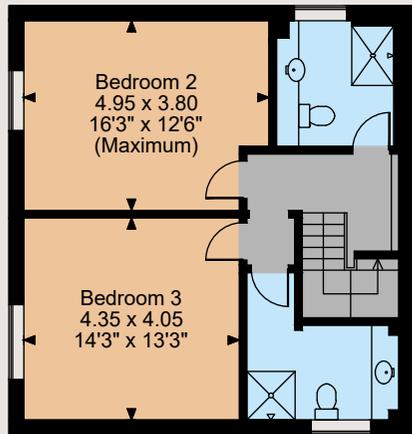
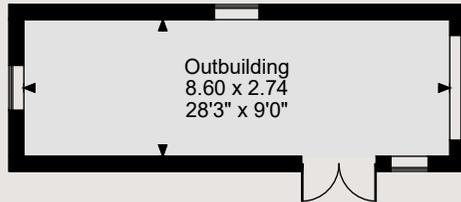
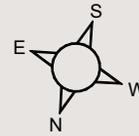
Location

Langdon Bungalow occupies a highly appealing rural position, surrounded by beautiful Devon countryside and just a mile from the popular seaside town of Dawlish. Dawlish has a variety of everyday amenities, including local shops, cafés, pubs and restaurants, a community hospital and several schools. Further amenities are available in the larger town of Teignmouth, approximately four miles away, including a wider choice of shops and large supermarkets. Leisure activities in the area include sailing, walking and cycling along the South West Coast Path and the Exe Estuary cycle trail and golf at Teignmouth Golf Course. For other everyday needs, the vibrant and thriving city of Exeter is close-at-hand offering a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including John Lewis and The Ivy. Many primary and secondary schools can be found in Exeter including Exeter School, The Maynard and Exeter College (rated Outstanding by OFSTED) whilst Exeter University is recognised as one of the best in the country. The A380 and A38 are easily accessible, providing routes towards Plymouth and Exeter, while Dawlish station provides services towards Exeter Central and Exeter St. David's.

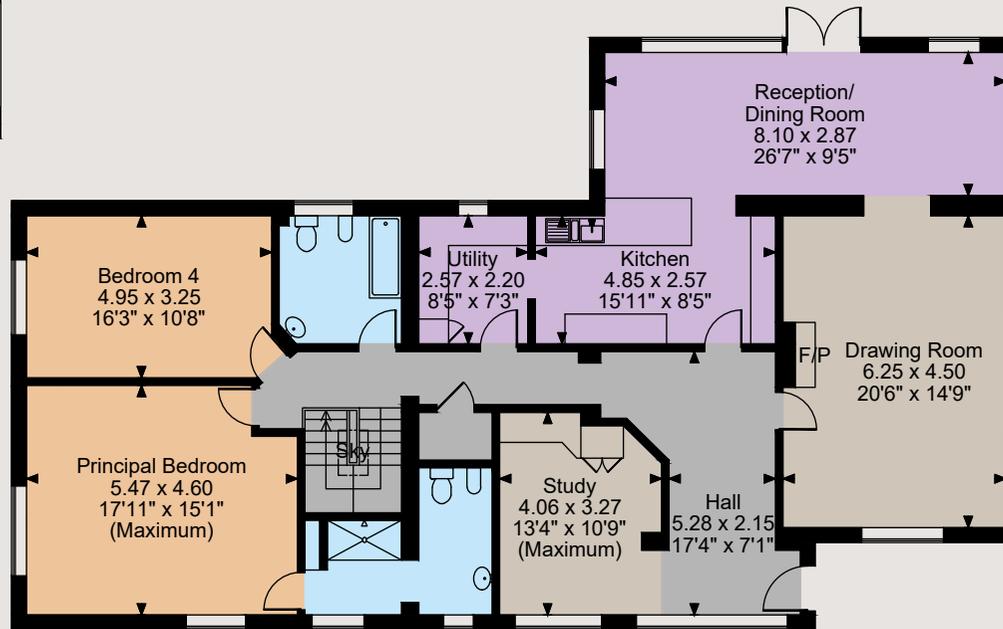




Floorplans
 House internal area 2,525 sq ft (235 sq m)
 Outbuilding internal area 254 sq ft (24 sq m)
 For identification purposes only.



Lower Ground Floor



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Directions

The postcode EX7 0QX will take you to the property using a satellite navigation system.

General

Local Authority: Teignbridge District Council.
Services: Mains electricity and water. Private drainage via a septic tank which we understand is compliant with current regulations. Underfloor heating throughout and an LPG condensing boiler.

Council Tax: Band C.

Tenure: Freehold.

Guide Price: £925,000.

Rights of way: The property has a right of way over the track to the entrance of the property.

Exeter

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