



30 Westcliff Road Dawlish, Devon EX7 9DY



Virtual Tour



£499,500

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

3-bedroom, deceptively spacious and beautifully presented home, in a sought-after quiet area of town, complete with sweeping views. Featuring UPVC double glazing throughout, this versatile property offers a bright lounge open to a separate dining room. The quality kitchen boasts granite worktops and built-in appliances, with an adjacent utility room and modern ground floor WC. Three bedrooms (one currently a study) and a stylish shower room are located on the lower floor, with the main bedroom enjoying garden and conservatory views. The large conservatory opens to stunning tiered gardens with decking, patio, lawn, and a productive vegetable plot. The front garden is complete with pond, brick-laid driveway, and an integral garage and complete this unique home. Viewing highly recommended.

Approaches:

The brick-laid driveway leads from the boundary wall provides access to the garage and leads you to the front door. The property features UPVC doors and UPVC double glazing throughout.

Entrance Lobby:

Glazed inner lobby with space for guests' coats and shoes. Providing access through inner double French doors to the main entrance hall.

Entrance Hall:

Wooden flooring with doors leading to the lounge, garage, WC, kitchen, utility room, and stairs down to the bedrooms.

Lounge:

Large, well-lit space with windows to the front and side of the property. Featuring an electric focal point fireplace, two radiators, fitted blinds and curtains, coving, and is open to the dining room. Fitted with neutral carpet and decor.

Dining Room:

Bright space with windows to the rear and side, radiator, fitted blinds and curtains, and a neutral carpet. A door leads to the kitchen.

Kitchen:

A high-quality kitchen is fitted with granite worktops and a range of wooden fronted base and wall units, including soft-close doors, pan drawers, and storage drawers. Integrated appliances include a gas hob, an electric extractor, a built-in fridge/freezer, an eye-level double oven, and an inset 1½ sink. The kitchen has wide sweeping views overlooking Dawlish and the window is fitted with blinds.

Utility Room:

Complete with a range of base and wall-mounted wooden-fronted cupboards with under-counter plumbing for a washing machine and a tumble dryer. The room has a radiator, fitted blinds, a door to stairs leading to additional storage, and an external door to the side of the property.

WC:

Modern ground floor WC with close-coupled toilet and hand basin with under-sink storage. Obscured glazed window and radiator.

Lower Lobby:

Accessed via stairs from the entrance hall, this space leads to all bedrooms and the shower room.





Bedroom 1:

Light and airy with windows to the back and side, overlooking the garden and conservatory. Fitted bedroom furniture includes bedside tables, a dressing table, drawers, and multiple wardrobes. Neutral décor, carpet, coving, and a radiator complete the room.

Bedroom 2:

Bright room with windows to the side and rear garden. Features neutral décor, coving, and a radiator.

Shower Room:

Fully tiled with walk-in shower and white suite, comprising a pedestal basin and close-coupled WC. The room also benefits from a heated towel radiator, mirrored wall cupboard, obscured window with roller blind, and mosaic vinyl flooring.

Bedroom 3/Study:

Currently used as a study with desk, bookshelves, and built-in storage cupboard. Wood-effect flooring, window, and door opening to the conservatory.

Conservatory:

Spacious and bright with a glazed roof, blinds, and double French doors opening to the back garden.

Back Garden:

Expansive, well-developed garden ideal for a keen gardener. It includes a decking area with wooden balustrade, a large patio with slabs and additional balustrade, and steps leading to a lawned area. Pathways lead to a shaded garden with established shrubs and on to a fenced vegetable garden. The vegetable garden includes several beds, a large greenhouse, small storage shed, patio, fruit tree, compost area, and steps to a rear gate providing access to Barton Lane.





Front Garden:

It features a range of established shrubs and a pond, creating a welcoming and mature entrance to the home.

Living in Dawlish :

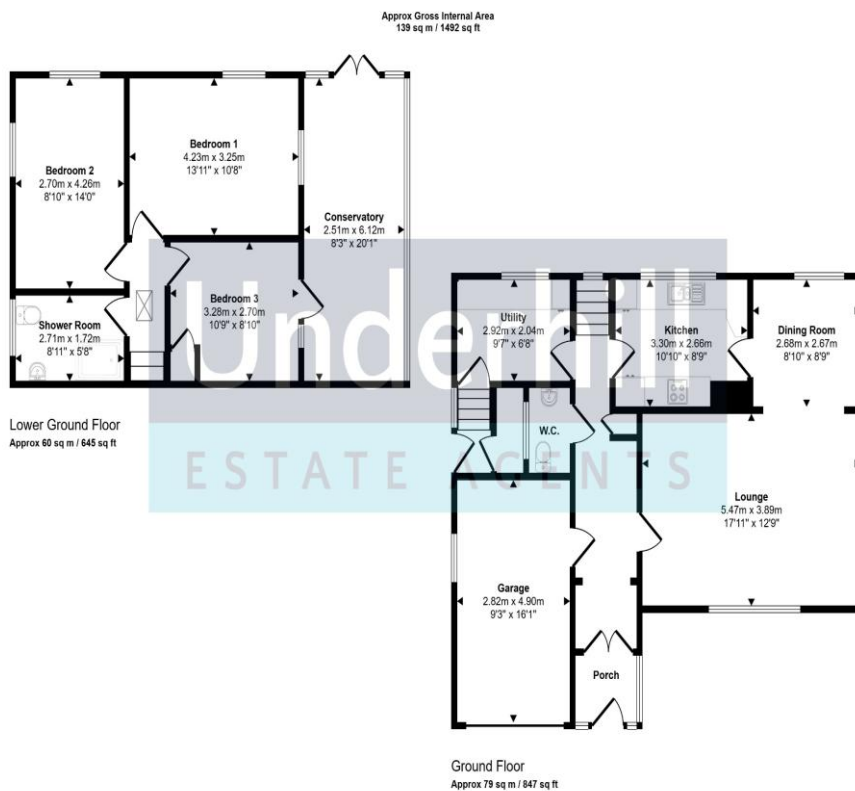
The property is within a short walk of the town centre, beaches, and Manor Gardens. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren.

The town has many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés. The lawn, in the centre of town, is a focal point for community activities and events, including the established annual Dawlish carnival in August each year. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses, one in Teignmouth and the other in Dawlish Warren.

Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There are a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision is provided at Exeter College, which is near Exeter University, one of the Russell Group Universities. Both education campuses are conveniently situated near Exeter St Davids mainline station, which is a few stops along from Dawlish station.

The mainline train station connects to London Paddington and provides easy access to Teignmouth, the Cathedral City of Exeter and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.



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