



- DETACHED PROPERTY CLOSE TO TOWN, BEACH AND AMENITIES
- LOVINGLY RESTORED AND RENOVATED
- ENTRANCE PORCH/SUN ROOM
- RECEPTION HALL, SITTING ROOM
- KITCHEN, WALK IN LARDER, DINING ROOM
- THREE BEDROOMS (ONE WITH LARGE DRESSING ROOM)
- OFFICE/ BEDROOM, SHOWER ROOM
- ATTRACTIVE GARDEN, PARKING

Weech Road, Dawlish, EX7 9BW

Guide Price £475,000

Offered to the market for the first time in almost 30 years is the former "Smithy", lovingly restored and renovated and offering spacious yet flexible accommodation briefly comprising; large reception porch/sun room, reception hall, sitting room, dining room, fitted kitchen, walk in larder, master bedroom with large fully fitted dressing room, office/bedroom, family shower room, two further bedrooms on the second floor. Driveway parking, garage, attractive garden, uPVC double glazing and gas central heating.

An internal viewing comes highly recommended.





## Property Description

Obscure glazed composite front door into...

### RECEPTION PORCH

A lovely reception porch with uPVC double glazed windows to side and rear elevation along with glazed composite door giving access to rear garden, wall mounted electric heater, power points, telephone socket, tiled flooring, multi-paned glazed door leading into...

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Parquet flooring, radiator, ceiling beams, attractive recessed display areas, useful under stairs storage cupboard, cupboard opening to wall mounted consumer unit and electric meter, power points, telephone socket.

### CLOAKROOM

With obscure double glazed window to rear, concealed cistern flush WC, wall mounted wash hand basin, tiled splash backs.

### KITCHEN

With uPVC double glazed window to rear, matching range of wall and base units with granite work surface over, inset butler sink, space and plumbing for gas cooker with extractor canopy above, tiled splash backs, power points, heated towel rail. Glazed door opening to walk in larder with space for fridge freezer, shelving, uPVC obscure glazed window to rear. Ceiling beams.

Multi-paned glazed door opening to...

### SITTING ROOM

Dual aspect room with uPVC double glazed windows to front and side aspect, ceiling beams, attractive fireplace with timber mantle housing gas stove, attractive recess display area, radiator, power points, television aerial connection point.

Multi-paned glazed door through to...







### DINING ROOM

With uPVC double glazed window to front, exposed stone wall, parquet flooring, radiator, power points, recessed display areas, ceiling beams.

### FIRST FLOOR LANDING

uPVC double glazed window to side aspect, power points, radiator.

### FAMILY SHOWER ROOM

With obscure uPVC double glazed window to rear, white suite comprising close coupled WC, pedestal wash hand basin, large walk in shower enclosure with mains fed shower and rainwater head, glazed shower screen, tiled splash backs, heated towel rail, extractor fan.



### BEDROOM ONE

Dual aspect with uPVC double glazed window to front and side, radiator, power points, television aerial connection point, double folding doors opening into large **DRESSING ROOM** with uPVC double glazed window to front, range of fitted wardrobes and dressing table, wash hand basin set into vanity unit with granite work surface, radiator, power points.

### STUDY/BEDROOM

With uPVC double glazed window to rear, radiator, power points. Door to airing cupboard with factory lagged hot water cylinder and slatted shelving.



### SECOND FLOOR LANDING

With uPVC double glazed window to side. Door through to...

### BEDROOM

With uPVC double glazed window to side aspect, radiator, power points, television aerial connection point. Door opening into vast under eaves storage area.

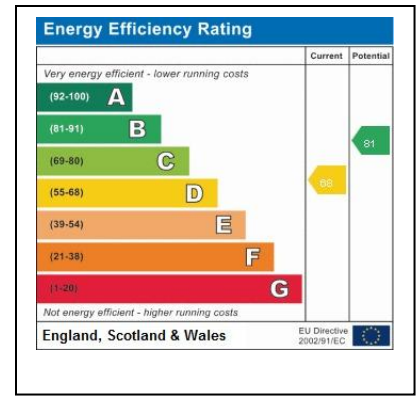
### BEDROOM

With uPVC double glazed window to side aspect enjoying lovely far reaching countryside views, radiator, power points, built in wardrobes, loft access hatch. Door opening to under eaves storage area.



**TOTAL FLOOR AREA : 186.1 sq.m. (2003 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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**OUTSIDE**

To the front a wrought iron gate opens onto a path giving access to the front door, double wrought iron gated opening onto **DRIVEWAY PARKING**, as well as further parking ahead of the **SINGLE GARAGE** with electric roller door, power and light, side pedestrian door. To the rear the garden is set over a couple of levels mainly laid to paved patio with a stone circle seating area perfect for alfresco dining, bordered by flower beds containing mature plants and shrubs. Greenhouse. Timber door giving access to **UTILITY ROOM** and **WORKSHOP**. Steps and pathway leading to a terrace with wrought iron balustrading enjoying some lovely far reaching countryside views.

**UTILITY ROOM**

With obscure glazed windows over the garden, roll top work surface with space and plumbing beneath for washing machine, wash hand basin, space for tumble dryer, wall mounted gas boiler supplying domestic hot water and gas central heating.

**WORKSHOP**

With two windows overlooking the garden, shelving, power and light.

**MATERIAL INFORMATION** - Subject to legal verification

Freehold  
Council Tax Band E



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