



- WELL PRESENTED DETACHED PROPERTY
- CONVENIENTLY LOCATED CLOSE TO TOWN AND BEACH
- SITTING ROOM, KITCHEN DINER
- GROUND FLOOR SHOWER ROOM, FAMILY BATHROOM
- FIVE BEDROOMS
- GOOD SIZE GARDENS
- DRIVEWAY PARKING, UNDER HOUSE STORAGE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

West Cliff Road, Dawlish, EX7 9QX

Guide Price £495,000

This very well presented five bedroom detached property, situated in a sought after location close to town, has accommodation briefly comprising; sitting room, kitchen diner, five bedrooms, ground floor shower room, family bathroom, generous gardens, under house storage, uPVC double glazing, gas central heating, driveway parking.



Property Description

Obscure glazed composite front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, power points, under stairs storage cupboard.

BEDROOM

uPVC double glazed window to front, radiator, power points.

BEDROOM/OFFICE

Dual aspect with uPVC double glazed window to front and side aspect, radiator, power points.

BEDROOM

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

SHOWER ROOM

Obscure uPVC double glazed window to rear, modern white suite comprising close coupled WC, pedestal wash hand basin, large walk-in shower with glazed door and tiled splash backs, mains fed shower with rainwater head, chrome ladder heated towel rail, shaver socket.

SITTING ROOM

uPVC double glazed window to side, radiator, power points, television aerial connection point.

KITCHEN/DINER

Triple aspect room with uPVC double glazed window to front, side and rear aspect, radiator, power points, glazed uPVC door giving access to rear garden and driveway, modern range of high gloss units with granite work surface over, inset one and a half bowl stainless





steel sink drainer, eye level electric double oven, four ring electric hob with stainless steel extractor canopy above, integrated dishwasher and washing machine, integrated fridge freezer, breakfast bar, television aerial connection point, power points.

FIRST FLOOR LANDING

Radiator, Velux window to side.

BEDROOM ONE

uPVC double glazed window to front, radiator, power points. Archway through to walk-in wardrobe with hanging rails and lights. Small doorway through to vast under eaves storage area.



FAMILY BATHROOM

Obscure uPVC double glazed window to side, white suite comprising close coupled WC, inset wash hand basin into vanity unit, panelled bath, walk-in shower enclosure with folding glazed doors, mains fed shower, fully tiled bathroom, spotlights, extractor fan, shaver socket, chrome ladder heated towel rail.

AIRING CUPBOARD

Accessed via the landing. With wall mounted gas boiler supplying domestic hot water and gas central heating, radiator.



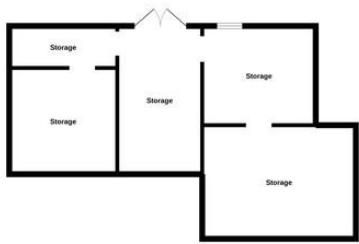
BEDROOM

uPVC double glazed window to rear, radiator, power points, television aerial connection point, telephone socket, walk-in wardrobe.

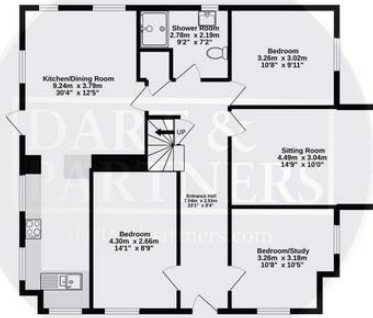
OUTSIDE

Driveway **PARKING** for several vehicles. Driveway bordered by mature plants and shrubs. The garden is mainly laid to lawn and extends from the rear, around

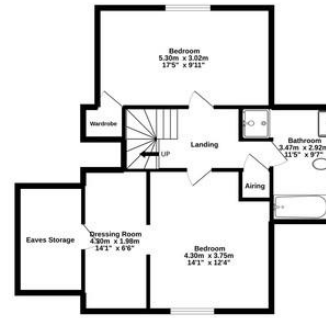
Storage
53.2 sq.m. (572 sq.ft.) approx.



Ground Floor
90.4 sq.m. (973 sq.ft.) approx.



1st Floor
63.9 sq.m. (688 sq.ft.) approx.



TOTAL FLOOR AREA : 207.5 sq.m. (2233 sq.ft.) approx.

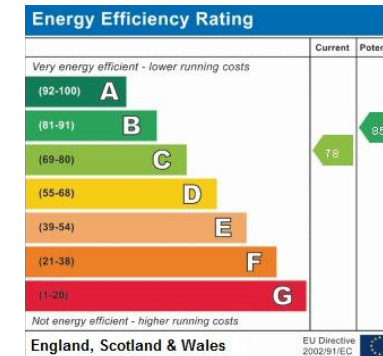
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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the side of the property. Small area of paved patio, perfect for entertaining. Timber gate opens giving access onto Barton Lane. Timber double doors opening into **UNDER HOUSE STORAGE**, offering a vast amount of storage space arranged over several rooms with power and light. Wall mounted electric meter and gas meter. Outside tap.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band E



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