



- DETACHED PROPERTY OCCUPYING A GENEROUSLY SIZED PLOT
- WONDERFUL SEA AND COUNTRYSIDE VIEWS
- KITCHEN BREAKFAST ROOM, DINING ROOM, UTILITY AREA
- SITTING ROOM, ADDITIONAL RECEPTION ROOM/BED FIVE, SUN ROOM
- THREE BEDROOMS, BEDROOM FOUR/STUDY
- DRIVEWAY PARKING AND DOUBLE GARAGE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- OFFERED TO THE MARKET FOR THE FIRST TIME IN OVER THIRTY YEARS

Stockton Hill, Dawlish, EX7 0DW

Guide Price £650,000

Offered to the market for the first time in over thirty years is this imposing detached property overlooking Dawlish town with wonderful sea and countryside views and occupying a generously sized plot. Accommodation briefly comprising; kitchen breakfast room, sitting room, dining room, additional reception room, sun room, utility area, three bedrooms, bedroom four/study, uPVC double glazing and gas central heating, generous gardens, driveway parking, detached double garage.

An internal viewing comes highly recommended.



Property Description

Obscure uPVC front door into...

ENTRANCE LOBBY

With uPVC double glazed window to side.

UTILITY CUPBOARD

With roll top work surface, inset stainless steel sink drainer, space and plumbing beneath for washing machine, timber shelving, wall mounted electric meter and consumer unit. Useful log store area. Space for recycling bins.

A uPVC double glazed door opens into...

KITCHEN/BREAKFAST ROOM

Triple aspect with uPVC double glazed window to rear and both sides, double doors opening onto paved patio, range of bespoke wall and base units with marble work surface, inset stainless steel sink, space for fridge freezer and dishwasher, space and plumbing for gas range cooker, tiled splash backs, power points, radiator.

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor, radiator, useful under stairs storage cupboard housing gas meter.

DINING ROOM

With square bay window to front enjoying stunning sea and countryside views, original fireplace with timber mantle, radiator, power points.

SITTING ROOM

With windows and double doors to front enjoying similar views to that of the dining room. Doors open into a **LARGE SUN ROOM**. Radiator, power points, television aerial connection point, fireplace with marble surround and hearth, timber mantle.

SUN ROOM

With an expanse of uPVC double glazed windows to front





enjoying the spectacular views on offer. Double doors open out onto the garden with an additional uPVC double glazed door to side. Radiator, power points.

uPVC double glazed window on half landing to the rear.

ADDITIONAL RECEPTION ROOM

Potential for ground floor bedroom. With uPVC double glazed window to side, radiator, power points, telephone sockets.

FIRST FLOOR LANDING

Radiator, power points, loft access hatch.

FAMILY BATHROOM

With obscure uPVC double glazed window to side, coloured suite comprising close coupled WC, pedestal wash hand basin and panelled bath, tiled splash backs, chrome ladder heated towel rail, vanity mirror and light with shaver socket. Door to airing cupboard with timber slatted shelving, radiator.

WC

Obscure uPVC double glazed window to rear, coloured suite comprising close coupled WC, pedestal wash hand basin.

BEDROOM ONE

uPVC square bay window to front enjoying spectacular views, built in wardrobes with shelving and hanging rail, radiator, power points.

BEDROOM TWO

uPVC square bay window to front enjoying the spectacular views, built in wardrobe with timber shelf and hanging rail, radiator, power points.

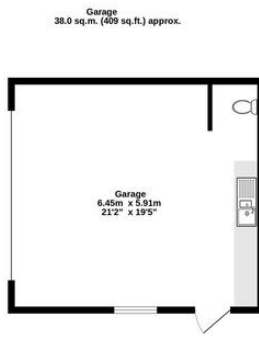
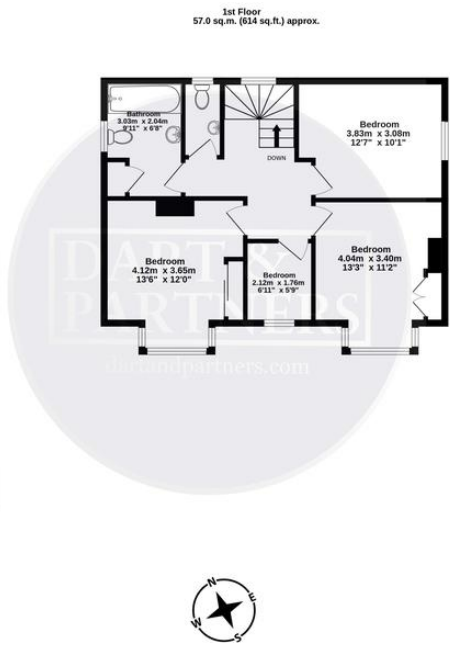
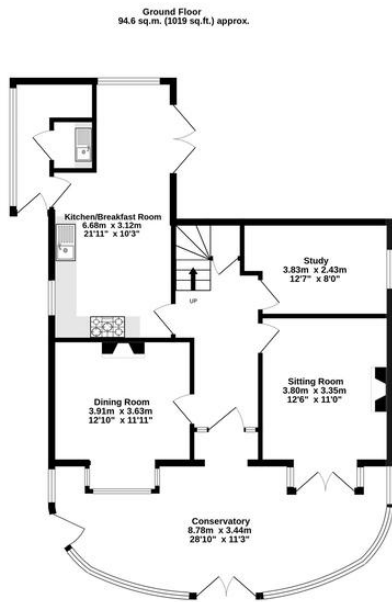
BEDROOM THREE

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

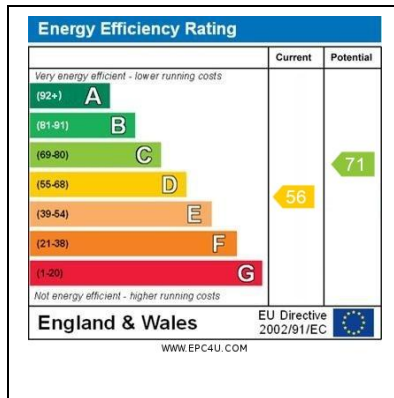
BEDROOM FOUR/STUDY

uPVC double glazed window to front enjoying similar views to that of bedroom one and two, radiator, power points.





TOTAL FLOOR AREA : 189.6 sq.m. (2041 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 rear is block paviour **DRIVEWAY PARKING** for several vehicles ahead of the **DETACHED DOUBLE GARAGE**. The rear garden is predominantly arranged for low maintenance with slate shipping. Pathways extend to both sides of the property with a paved patio seating area to the rear whilst to the front the garden is arranged over three levels with the main area predominantly laid to lawn, bordered by an array of mature plants and shrubs. The middle level is predominantly laid to paving, perfect for relaxing or entertaining. Outside power sockets. The lower level is again predominantly laid to lawn bordered by hedging with an additional paved patio seating area, all enjoying uninterrupted sea and countryside views.

DETACHED DOUBLE GARAGE

With electrically operated roller door, uPVC double glazed window to side, uPVC double glazed door giving access out to the garden. Range of base units with roll top work surface over, inset one and a half bowl composite sink drainer with water heater. WC, power points, wall mounted electric meter and consumer unit.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D



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