



- DETACHED WELL PROPORTIONED PROPERTY ON THE WESTERN SIDE OF DAWLISH
- ENJOYING STUNNING VIEWS OUT TO SEA
- RECEPTION HALL, SITTING ROOM
- KITCHEN, DINING ROOM, CONSERVATORY
- FOUR BEDROOMS, ONE EN-SUITE
- FAMILY SHOWER ROOM, BATHROOM
- GARAGE, PARKING, UNDER HOUSE STORAGE
- FRONT AND REAR GARDENS

**West Cliff Park Drive, Dawlish, EX7 9ER**

**Guide Price £500,000**

A fantastic opportunity to purchase this four bedroom detached house situated on the west side of Dawlish enjoying stunning views over the town, coastline and out to sea. The property offers well proportioned accommodation briefly comprising; reception hall, sitting room, kitchen, dining room, four bedrooms (one with en-suite), family shower room, bathroom, conservatory, garage, under house storage area, driveway parking, gardens. An early viewing comes highly recommended.





## Property Description

Obscure glazed uPVC front door with matching side window opens into...

### RECEPTION HALL

Radiator, power points. Stairs ascending and descending to main rooms. Multi-paned door through to...

### KITCHEN

With uPVC double glazed window to front, comprehensive range of wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, space for electric cooker with extractor above, space for fridge, tiled splash backs. Multi-paned door through to...

### DINING ROOM

Dual aspect with uPVC double glazed window to front and side. Radiator, power point. Stairs rising to...

### SPACIOUS LIVING ROOM

With large uPVC double glazed window to rear enjoying stunning sea and coastal views, two radiators, power points, television aerial connection point, fireplace housing gas fire.

### BEDROOM

With uPVC double glazed window to rear enjoying a similar outlook to that of the living room. Radiator, power points, telephone socket. Door through to...

### EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to side, white suite comprising concealed cistern flush WC, inset wash hand basin set into vanity unit, glazed shower enclosure with mains fed shower, extractor fan,







radiator.

An internal door giving access through to GARAGE.

## LOWER GROUND FLOOR LEVEL

### HALLWAY

With large airing cupboard with factory lagged hot water cylinder, timber shelving. Additional storage cupboard with timber slatted shelving. Power points. A uPVC double glazed back door gives access to the rear garden. Radiator.



### BEDROOM ONE

With uPVC double glazed window to rear, radiator, power points, range of built in wardrobes with space for dressing table.

### FAMILY BATHROOM

Obscure uPVC double glazed window to rear, coloured suite comprising close coupled WC, pedestal wash hand basin, panelled bath with mains fed shower, folding glazed shower screen, heated ladder towel rail, tiled splash backs.

### BEDROOM TWO

With uPVC window to side, radiator, power points. A door gives access to under house storage area providing extensive additional storage.



### SHOWER ROOM

With obscure uPVC double glazed window to side, white suite comprising close coupled WC, wall mounted wash hand basin, shower enclosure with folding glazed door and wall mounted electric shower, shaver socket, radiator, space and plumbing for washing machine and tumble dryer.

### BEDROOM THREE

With uPVC double glazed window to rear, radiator, power points, storage cupboard.

Accessed externally is a...

### CONSERVATORY/SUN ROOM

With polycarbonate roof.

### OUTSIDE

To the front is DRIVEWAY PARKING ahead of the INTEGRAL GARAGE with roller door, power and light. The front garden has been arranged for ease of maintenance and is arranged as paved terraced areas, perfect for displaying potted plants. To the rear there is a good sized paved patio area, perfect for entertaining or alfresco dining. Outside water tap. There is a central area of lawn bordered by an array of mature plants and shrubs, with the lower area having a greenhouse and garden shed. Further area of hardstanding. Side pathways extend to each side of the property with timber gates giving access to the front.



MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band E

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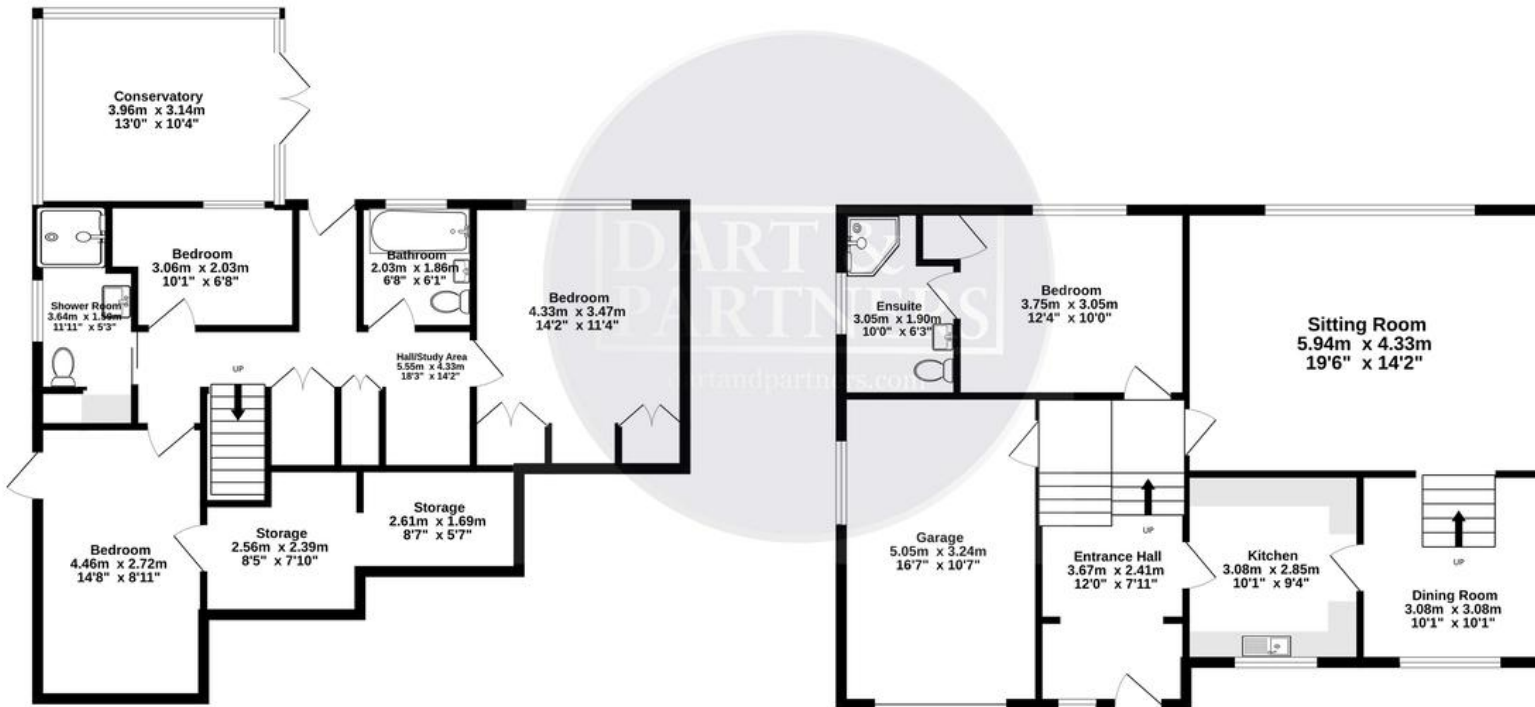


| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | 84        |
| (69-80) <b>C</b>                            | 73                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



**Lower Ground Floor**  
79.1 sq.m. (852 sq.ft.) approx.

**Ground Floor**  
89.7 sq.m. (966 sq.ft.) approx.



**TOTAL FLOOR AREA : 168.9 sq.m. (1818 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.



9 Queen Street, Dawlish, Devon,  
EX7 9HB

[www.dartandpartners.com](http://www.dartandpartners.com)  
01626 862057  
[property@dartandpartners.com](mailto:property@dartandpartners.com)

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