



West Cliff Road, Dawlish

Guide Price **£575,000**

**DART &
PARTNERS**

Established 1971



1 West Cliff Road

Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- SEMI DETACHED VICTORIAN HOUSE SITUATED IN SOUGHT AFTER LOCATION
- ENJOYING SEA AND COASTAL VIEWS
- OFFERED WITH NO ONWARD CHAIN
- SPACIOUS ACCOMMODATION WITH FIVE BEDROOMS (ONE EN-SUITE)
- GENEROUS GARDENS INCLUDING LARGE FLAT BACK LAWN
- DRIVEWAY PARKING WITH DOUBLE AND SINGLE GARAGE
- SOME DOUBLE GLAZING, GAS CENTRAL HEATING
- VIEWING RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL ON OFFER



A fantastic opportunity to purchase this large period five bedroom semi detached house situated on West Cliff Road, one of Dawlish's most sought after addresses. Offered with NO ONWARD CHAIN and providing spacious family accommodation, generous gardens, driveway parking with a double and single garage. Some double glazing, gas central heating. An early viewing comes highly recommended to appreciate the spacious accommodation and further potential on offer.

uPVC double glazed sliding door into...

ENTRANCE PORCH

With windows to front and rear aspect. Obscure uPVC double glazed front door opens into...

SPACIOUS RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Useful under stairs storage cupboard. Radiator. Range of built in cupboards.

SITTING ROOM

Dual aspect with uPVC double glazed window to side and large timber framed window to front enjoying sea and coastal views. Granite fireplace with remote controlled gas fire. Radiator, power points, recessed shelving.

KITCHEN

Matching 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 chimney above. Dual aspect with timber framed windows to front and side aspect, tiled splash backs, power points, telephone socket, floor mounted gas boiler, space and plumbing for dishwasher, space for upright fridge freezer, tiled flooring.

DINING ROOM

With uPVC double glazed windows and double doors





opening to rear garden. Space for large dining table and chairs, power points, wall mounted gas fire, radiator.

UTILITY ROOM

With timber framed window to side, matching wall and base units with roll top work surface over, space and plumbing for a washing machine and tumble dryer, tiled splash backs.

WC

With obscure glazed sash window to side, coloured suite comprising low level WC, wall mounted corner wash hand basin, tiled splash backs.

First floor landing

Large built in cupboard with hanging rail, useful under stairs storage cupboard.

FAMILY BATHROOM

With two sash windows to side, coloured suite comprising low level WC, pedestal wash hand basin, panelled bath, glazed quadrant shower enclosure, wall mounted electric shower, tiled splash backs, wall mounted electric heater, chrome ladder heated towel rail.

BEDROOM ONE

Sash windows to front enjoying wonderful views. Range of built in wardrobes, radiator, power points.

Shower enclosure with glazed door, tiled splash backs, wall mounted electric shower. Wash hand basin inset into vanity unit, vanity mirror and lighting.

BEDROOM TWO

Sash window to front enjoying wonderful views. Radiator, power points. Airing cupboard housing factory lagged hot water cylinder. Wall mounted gas fire, telephone socket.



BEDROOM THREE

Two uPVC double glazed windows to rear, built in wardrobes, two radiators, power points.

SECOND FLOOR LANDING

With uPVC double glazed window to side enjoying views over the rolling countryside beyond.

BEDROOM FOUR

With uPVC double glazed window to front enjoying wonderful sea and countryside views. Built in wardrobe with timber shelf and hanging rail. Useful under eaves storage area. Sliding door to...

EN-SUITE SHOWER ROOM

With uPVC double glazed window to side, coloured suite comprising low level WC, wall mounted wash hand basin, shower enclosure with folding glazed door, wall mounted electric shower.

A door gives access through to...

LARGE LOFT AREA

Providing plentiful storage.

BEDROOM FIVE

uPVC double glazed window to rear enjoying views of the sea. Built in wardrobe, under eaves storage area, power points, wash hand basin with tiled splash back, wall mounted gas heater.

OUTSIDE

To the front is a large sweeping driveway leading up to an area providing plenty of PARKING ahead of the DETACHED DOUBLE GARAGE with electric up and over door, power and light, two timber framed windows to side. At the bottom of the driveway there is an additional DETACHED SINGLE GARAGE. The main area of front garden is predominantly



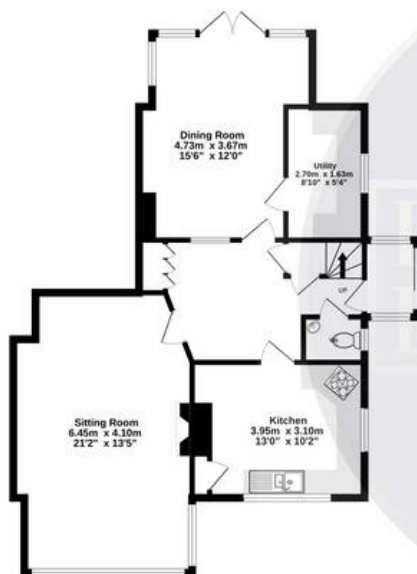
laid to lawn bordered by an array of mature plants and shrubs. Door to useful block-built storage room, perfect for storage and/or converting into a home office/studio. The rear garden is a particular feature of the property and is predominantly level and laid to lawn. Timber shed. A timber summer house at the end of the garden has been positioned to enjoy the fantastic sea and coastal views on offer.



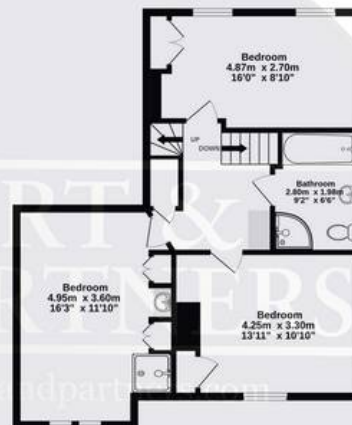
Garage
20.6 sq.m. (222 sq.ft.) approx.



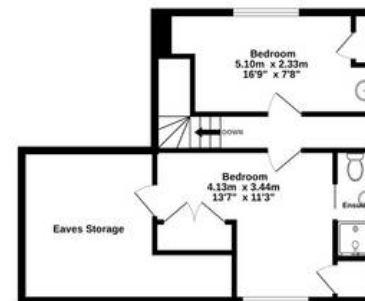
Ground Floor
12.9 sq.m. (139 sq.ft.) approx.



1st Floor
86.8 sq.m. (929 sq.ft.) approx.



2nd Floor
40.3 sq.m. (432 sq.ft.) approx.



Store
4.8 sq.m. (52 sq.ft.) approx.



TOTAL FLOOR AREA : 209.6 sq.m. (2256 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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