

# Priory Park Road, Dawlish, EX7 9LX



An excellent chance to acquire this four-bedroom detached house, conveniently situated near the town centre and boasting stunning views of the town, sea, and Luscombe estate. The property comes with a garage, car port and parking, a spacious garden, a sizable loft room, and thoughtfully proportioned rooms. Internal viewings are highly recommended to fully appreciate the property's features. FREEHOLD, COUNCIL TAX BAND - E, EPC - C

£525,000

01626 862379

[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)

**FRASER & WHEELER**



## **UPVC DOUBLE GLAZED FRONT DOOR TO.**

### **ENTRANCE PORCH**

Tiled floor, uPVC double glazed windows to the front of the property taking in the wonderful views, glazed doors and side windows leading to.

### **HALL**

Stairs leading to the first floor landing with under stairs storage cupboard, two radiators, uPVC double glazed window to the side and doors leading to.

### **LIVING ROOM**

Coved ceiling with picture rail, uPVC double glazed square bay window to the front of the property taking in the wonderful views, uPVC double glazed window to the side of the property, radiator and wood burner with feature tiled inset, hearth and mantle over.

### **DINING ROOM**

uPVC double glazed square bay window to the front again with wonderful views, uPVC double glazed window to the side of the property with views towards the sea, radiator, picture rail, wood burner with feature tiled inset, hearth and mantle over. Door to the kitchen.

### **SHOWER ROOM**

Shower base, low level WC, wash hand basin, part tiled walls and an obscure glazed window to the rear.

### **KITCHEN**

Base and eye level units with roll top work surfaces, single and a half bowl sink unit with swan neck mixer tap, space for a range style cooker, tiled splash backs, further storage cupboards, radiator, wall mounted gas central heating boiler, uPVC double glazed window to the side and rear of the property. Open to:

### **UTILITY AREA**

Base unit with Belfast style sink, radiator, uPVC double glazed window to the rear, further storage cupboard, stable door and window to the rear porch.

### **REAR PORCH**

Power connected with uPVC double glazed windows and doors leading to the rear of the property.

### **FIRST FLOOR LANDING**

A galleried landing with radiator, picture rail, double glazed doors leading to the rear garden, door with stairs leading to the loft room and further doors to.

### **BEDROOM 1**

uPVC double glazed window to the front and side of the property with wonderful views out to sea, over the town and Luscombe Estate, radiator and picture rail. Door to:

### **EN SUITE SHOWER ROOM**

Suite comprising shower, WC and wash hand basin, storage space and window to the side of the property.

### **BEDROOM 2**

uPVC double glazed window to the front and side of the property again with the wonderful views on offer, radiator, picture rail and fitted wardrobe.

### **BEDROOM 3**

uPVC double glazed window to the side of the property, window to the rear of the property, picture rail, fitted wardrobe and radiator.







#### **STUDY/BEDROOM 4**

Radiator, picture rail, fitted cupboard and uPVC double glazed window and door to the front with access onto a balcony in the centre of the property providing a great place to take in the view.

#### **FAMILY BATHROOM**

Low level WC, Pedestal wash hand basin, freestanding bath with ball and claw, shower enclosure, radiator, obscure uPVC double glazed window to the side and part wood panelled walls.

#### **LOFT ROOM**

A fantastic room with plenty of space, window to each side elevation, 2 Velux windows to the front and 2 further to the rear, storage to the eaves and a galleried style landing space at the top of the stairs.

#### **OUTSIDE**

To the front of the property is a winding path through established plants, trees and shrubs leading to the front door with open covered porch and tiled floor. The property has access to both sides and a private side garden, decked seating area with stunning views and southerly aspect. The rear garden is mainly laid to lawn with established plants and shrubs, green house, storage shed, space for a hot tub and has lovely views towards the sea and the Luscombe Estate. The property also benefits from a SINGLE GARAGE, CAR PORT AND A PARKING SPACE.





Garage  
22.2 sq.m. (240 sq.ft.) approx.

Ground Floor  
88.4 sq.m. (951 sq.ft.) approx.

1st Floor  
82.6 sq.m. (889 sq.ft.) approx.

2nd Floor  
47.4 sq.m. (510 sq.ft.) approx.



**TOTAL FLOOR AREA : 250.5 sq.m. (2697 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.

Made with Metropix ©2023



19 Queen Street, Dawlish, Devon, EX7 9HB  
Telephone: 01626 862379  
Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)  
[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.