

East Cliff Road, **Dawlish**, EX7 0DJ

Substantial detached home situated in a well regarded residential area conveniently located for the town centre. It offers a large mature garden and an open far reaching outlook including some sea glimpses. The spacious accommodation is fitted with central heating and double glazing and comprises; Porch, Entrance Hall, Living Room, Study/Bedroom 4, Kitchen/Dining Room, Shower Room, 3 Further Bedrooms, Bathroom, Garage.  
Tenure: Freehold. Council Tax Band: F. EPC: C

£525,000

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## Location

The property is situated in a well regarded, quiet road fantastically convenient to maximise the great lifestyle offered by this seaside town. The beach, town centre, bus and rail links, schools and leisure centre are all within half a miles walk.

The town offers a range of independent shops and eateries based around the central lawn and brook, which is home to the famous black swans.

## Accommodation

The property has been thoughtfully designed in order to take advantage of the views over the eastern side of town towards the hills in the far distance and grabbing some sea glimpses.

The spacious accommodation has been updated, where required, by the current owners and is fitted with uPVC double glazed windows and doors and gas central heating with radiators to all principal rooms. Situated off the reception hall is the large kitchen/dining room which is the heart of the home and overlooks the large rear garden. It is fitted with a comprehensive range of units with wood worktops and Belfast sink. There is bespoke built

in seating to the dining area, built in Bluetooth speaker and wood flooring. The spacious, double aspect living room has a large bay window to the front and feature fireplace with log burner. The spacious study or fourth bedroom is a later addition and could suit a variety of purposes. Also on the ground floor is a modern shower room and separate WC.

On the first floor are two dual aspect double bedrooms, from where the views can be best appreciated. The main bedroom is of a particularly generous size and has a square bay window to the front. There is also a good size single bedroom and a stylish bathroom with white suite and tiled walls.

## Outside

To the front of the property is an area of attractive garden with lawn, flower borders, brick paved pathway and mature trees and hedges.

The delightful, large gently sloping rear garden is laid mainly to lawn with mature hedge boundary and a variety of interspersed trees and shrubs attracting an abundance of birds and other wildlife. At the foot of the garden is a timber summerhouse, chicken enclosure and greenhouse. At the top of the garden a paved patio extends to the side and rear and overlooks the garden.





### Parking

A brick paved driveway to the front of the property provides parking and leads to the single garage with up and over door, power points and light and courtesy door to the rear. To the rear of the garage is a door which gives access to a storage area.

### Measurements

#### Sitting Room

5.41m x 4.85m (17'9" x 15'11")

#### Bedroom 4/ Study

4.85m x 3.10m (15'11" x 10'2")

#### Kitchen/Dining Room

5.98m x 3.48m (19'7" x 11'5")

#### Shower Room

### First Floor Landing

#### Bedroom 1

5.43m x 4.74m (17'10" x 15'7") in to bay

#### Bedroom 2

3.81m x 3.50m (12'6" x 11'6")

#### Bedroom 3

3.10m x 3.06m (10'2" x 10'0")

#### Bathroom

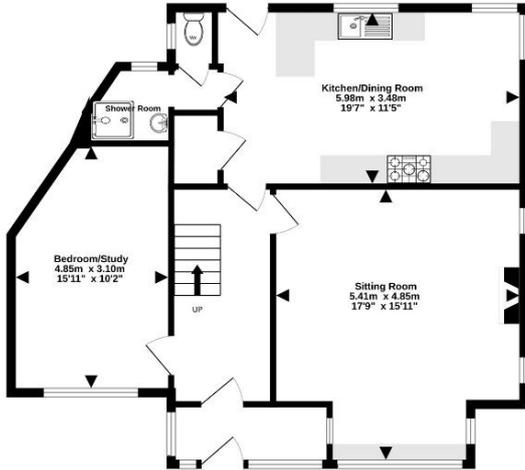
### Outside

#### Garage

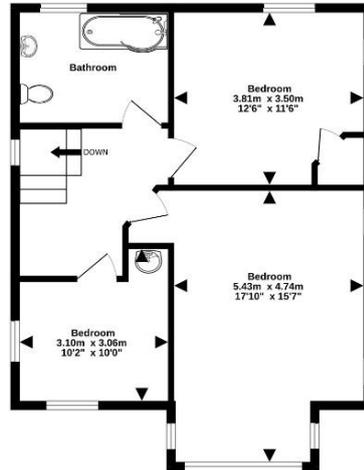
5.81m x 3.60m (19'1" x 11'10")



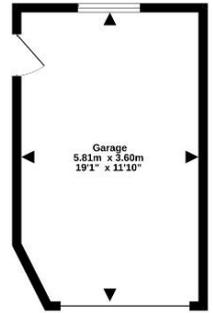
Ground Floor  
75.0 sq.m. (807 sq.ft.) approx.



1st Floor  
56.1 sq.m. (604 sq.ft.) approx.



Garage  
20.6 sq.m. (221 sq.ft.) approx.



**TOTAL FLOOR AREA : 151.7 sq.m. (1633 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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