

Leyfield Walk, **Dawlish**, EX7 0EF

Fabulous views towards the sea and coastline can be enjoyed from this spacious and well presented house, which is conveniently situated for schools and other amenities. Fitted with gas central heating and uPVC double glazing the accommodation comprises; Living Room, Kitchen/Diner, 4 Bedrooms, En-Suite Shower Room, Shower Room, Family Bathroom. Low Maintenance Garden, Parking and Garage  
Tenure: Freehold, Council Tax Band C. EPC: C.

£320,000

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## Location

The property is approached via a pedestrian footpath to the front with vehicular access to the rear. It forms part of a small development in a tucked away, yet convenient location.

Primary and secondary schools are within half a mile and convenience store and bus services are a similar distance. The town centre, which offers a range of independent shops and eateries as well as the railway station and beach are just a little further.

## Accommodation

The well presented accommodation is arranged over three floors including an attic conversion to create a fabulous bedroom suite with stunning views. It is fitted with uPVC double glazed windows and gas central heating with radiators in all principal rooms.

Entry to the property is via the entrance hall which has a useful storage cupboard. The comfortable living room is linked to the kitchen/dining room through frosted glass sliding doors. Running the width of the

property this room is the heart of the home with the kitchen fitted with a range of base and wall units and benefitting from a built in oven and hob with space for appliances and plumbing for a washing machine and dishwasher. From the dining area patio doors open on to the rear garden. Also on the ground floor is a tiled shower room.

On the first floor are three bedrooms, two doubles and spacious single, and the family bathroom which is fitted with a white suite including a double ended bath and wash hand basin set in a vanity unit.

Stairs with a glass balustrade lead up to the main bedroom which enjoys far reaching views towards the sea and East Devon coastline beyond. There is a combination of built in and fitted wardrobes in addition to eaves storage cupboards and a door leads to the en-suite shower room.

## Outside

To the front of the property is a small open plan area of gravelled garden. The enclosed rear garden requires minimal maintenance as it is paved and provides a great space to entertain.





### Parking

To the rear of the property is an allocated parking space a single garage.

### Measurements

Sitting Room

15'7" x 12'0" (4.75m x 3.66m)

Kitchen/Dining Room

22'4" x 9'6" (6.81m x 2.90m)

Shower Room

5'10" x 5'6" (1.78m x 1.68m)

### First Floor

Bedroom 2

11'11" x 11'11" (3.63m x 3.63m)

Bedroom 3

12'0" x 9'6" (3.66m x 2.90m)

Bedroom 4

9'10" x 9'6" (3.00m x 2.90m) Maximum

Bathroom

9'10" x 5'7" (3.00m x 1.70m)

### Second Floor

Bedroom 1

17'10" x 14'11" (5.44m x 4.55m) max.

En-Suite

6'1" x 4'11" (1.85m x 1.50m)

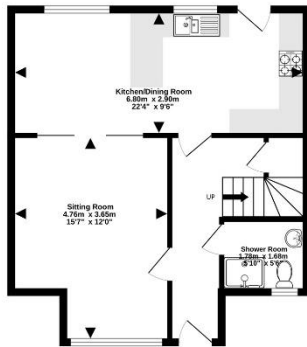
### Outside

Garage

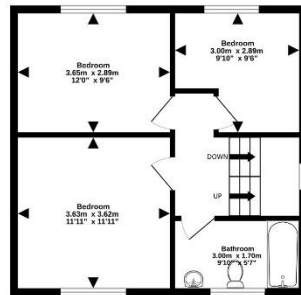
17'5" x 8'6" (5.31m x 2.59m)



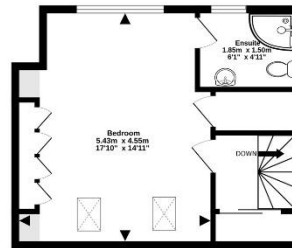
Ground Floor  
48.4 sq.m. (521 sq.ft.) approx.



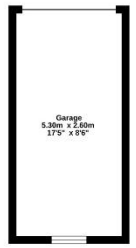
1st Floor  
42.3 sq.m. (456 sq.ft.) approx.



2nd Floor  
34.5 sq.m. (372 sq.ft.) approx.



Garage  
12.8 sq.m. (138 sq.ft.) approx.



**TOTAL FLOOR AREA : 140.0 sq.m. (1507 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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