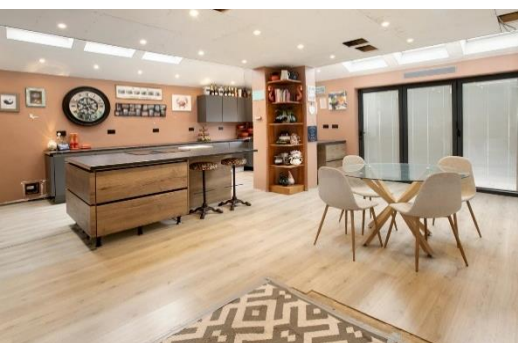


Lea Mount Close, **Dawlish**, EX7 9EP



A rare opportunity to complete the refurbishment of this extended detached house situated in a desirable cul-de-sac.

Reception Hall, Living Room, Open Plan Kitchen/Dining Room, Utility, 4 Double Bedrooms, Bathroom, Shower Room, En Suite, Large Garden, Parking.

Tenure: Freehold. Council Tax Band: E. EPC: E

£425,000

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Location

Situated approximately half a mile from the town centre this well regarded cul de sac is within easy reach of the beach, town centre and primary school as well as bus and rail services.

Accommodation

The property has been significantly altered by the current owners including a wrap around extension creating the impressive kitchen/dining room. In addition to high quality kitchen fittings the bathroom, shower room and en suite are all fitted with new suites. Preliminary plumbing work has been undertaken for the installation of underfloor heating and the kitchen/dining room has wired in speakers.

Entry to the property is via the reception hall which leads through to the kitchen/diner which has been designed to be the heart of the home. Velux windows and bi-fold doors fill the space with light with the doors opening onto the rear patio area. It is fitted with a comprehensive range of units including a central island and is complete with twin built in electric ovens, induction hob and integrated dishwasher. The sitting room has been designed with a log burner to one corner creating a cosy space for winter evenings. Also on the ground

floor is a bedroom/study and across the hall is a spacious shower room. A useful cloakroom area leads through to the garage of which one part is used as a utility area with sink and plumbing for a washing machine.

On the first floor are three double bedrooms all of which offer built in wardrobes and two enjoy some glimpses of the sea. The generously sized main bedroom has an en suite shower room and there is also a family bathroom.

Outside

To the front of the property is a small area of garden and paths lead either side of the property to the large rear garden.

Running across the rear of the property is an area ready to be made into a patio which will be a great place to soak up the sun in seclusion. Steps lead up to the level area of grass with a concrete base to corner ready for a further patio or possibly a cabin or summerhouse. There are electrics, drainage and water pipes ready to run across the garden to this hardstanding area.

Parking

To the front of the property is driveway parking.





Measurements

Sitting Room

15'4" x 11'8" (4.67m x 3.56m)

Kitchen/Dining Room

20'10" x 20'10" (6.35m x 6.35m)

Bedroom/Study

10'3" x 8'3" (3.12m x 2.51m)

First Floor

Bedroom 1

15'8" x 12'4" (4.78m x 3.76m)

Bedroom 2

13'5" x 9'7" (4.09m x 2.92m)

Bedroom 3

13'5" x 8'6" (4.09m x 2.59m)

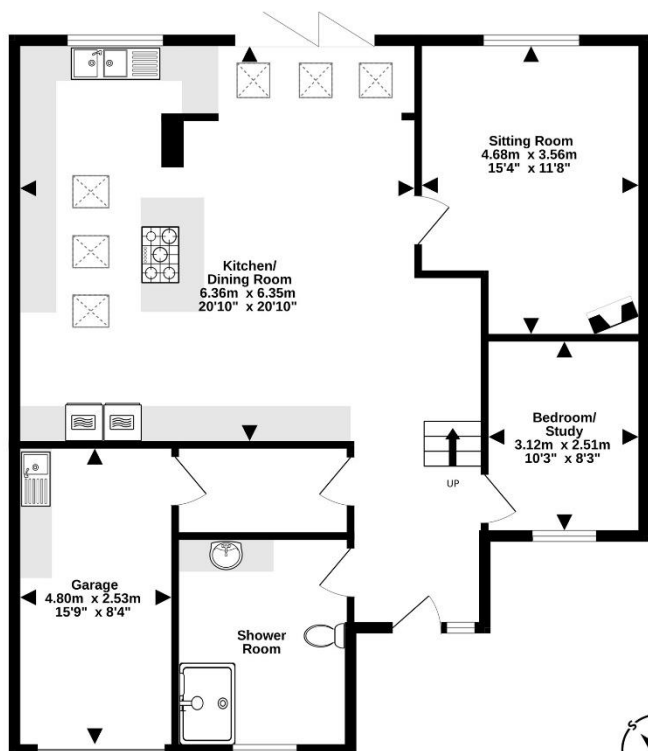
Outside

Garage/Utility

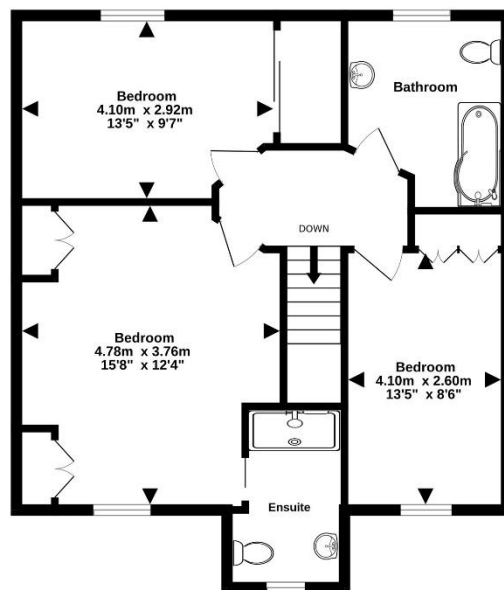
15'9" x 8'4" (4.80m x 2.54m)



Ground Floor
97.5 sq.m. (1050 sq.ft.) approx.



1st Floor
62.3 sq.m. (670 sq.ft.) approx.



TOTAL FLOOR AREA : 159.8 sq.m. (1720 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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