

West Cliff Road, **Dawlish**, EX7 9QX



Substantial detached house enjoying a quiet, tucked away position in a favoured area of town. The property has been improved and updated in recent years and now presents an excellent project for cosmetic finishing.

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

£550,000

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Location

The property is situated at the end of a private drive, enjoying a quiet, tucked away position in a favoured area of the town. It is well located for a range of amenities such as schools and doctors surgery, with the town centre around half a mile easy walk away which offers a range of independent shops, cafes and pubs arranged around the central lawn and brook. The sandy beach and railway station are just a little further and regular bus services are also to hand.

Accommodation

The property has been significantly updated in some areas in recent years by the current owners most notably with the fitting of a substantial solar panel system with batteries, new central heating and a new electrical consumer unit. The bathroom and shower room have also been fitted with new suites, internal doors have been replaced and some rooms have been plastered and decorated. The property now offers a new buyer to finish the project to their own requirements and taste to maximise the space offered by this substantial, individual home.

Entry to the property is via the porch which in turn leads to the reception hall. The bright and spacious sitting room has a feature wall for the TV

with electric fire below and French doors open to the conservatory which overlooks the front garden. The kitchen and dining room have been combined to one excellent room creating space for the whole family and entertaining with double doors leading to the sitting room. There is a utility room and a multi purpose room which would make an ideal office or additional bedroom and offers the opportunity to create an annex if required. Also on the ground floor is a newly fitted shower room.

On the first floor are four well proportioned bedrooms of which two are generous double rooms and a newly fitted bathroom.

Outside

The property is approached via a long drive which leads to the parking area. The property sits in the middle of the plot with the garden wrapping around the property to three sides, ensuring there is always an area bathing in sunshine. It is ready for landscaping and offers the buyer the opportunity to create a garden to meet their own taste. There are two substantial sheds with electricity connected which make them ideal for use as a workshop or many other purposes.





Parking

There is hardstanding parking space for several vehicles and a single garage, suitable for a small car. At the end of the garage is a plant room housing the batteries for the solar panels and hot water tank.

Measurements

Ground Floor

Sitting Room
26'5" x 13'11" (8.05m x 4.24m)

Conservatory
18'1" x 8'2" (5.51m x 2.49m)

Kitchen/Dining Room
23'7" x 13'9" (7.19m x 4.19m)

Utility
13'1" x 8'9" (3.99m x 2.67m)

Bedroom 5 / Office
13'1" x 12'2" (3.99m x 3.71m)

Shower Room

First Floor

Bedroom 1
15'0" x 11'11" (4.57m x 3.63m)

Bedroom 2
13'9" x 13'9" (4.19m x 4.19m)

Bedroom 3
11'10" x 9'7" (3.61m x 2.92m)

Bedroom 4
13'9" x 8'8" (4.19m x 2.64m)

Bathroom

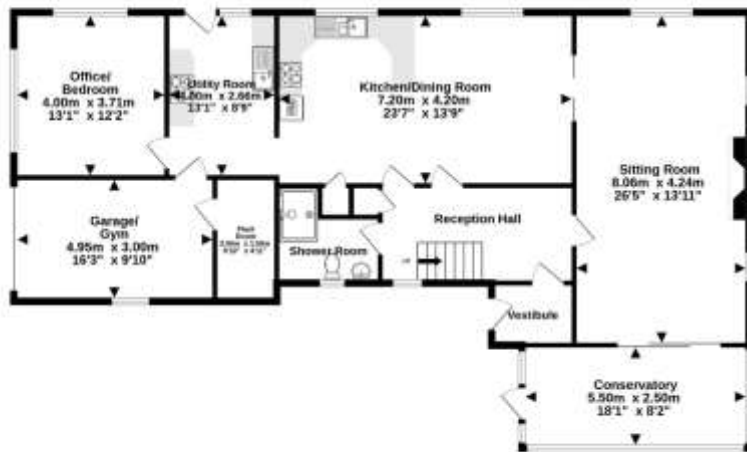
Outside

Garage
16'3" x 9'10" (4.95m x 3.00m)

Plant Room
9'10" x 4'11" (3.00m x 1.50m)



Ground Floor
141.9 sq.m. (1527 sq.ft.) approx.



1st Floor
74.5 sq.m. (802 sq.ft.) approx.



TOTAL FLOOR AREA : 216.4 sq.m. (2329 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 misstatement. 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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