

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



Well presented detached property situated in a well regarded road and offering a lovely open outlook and established large garden. Arranged over two levels the accommodation comprises; Reception Hall, Cloakroom, Living Room, Dining Room, Kitchen, Utility, Cloakroom, 3 Double Bedrooms, Shower Room, Garage.
Tenure: Freehold. Council Tax Band: E. EPC: D

£450,000

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Location

Situated in a well regarded, tree lined road, the property offers easy access to the town centre with its central lawn and brook, and a range of amenities, shops, cafes and pubs all within half a mile. The mainline railway station is a similar distance and regular bus services run just a few yards from the property. The sandy beach at Coryton Cove is only about a quarter of a mile easy walk.

Accommodation

Arranged over two floors, the property offers deceptively spacious and well presented accommodation. Many of the rooms offer an open outlook over the town towards the countryside beyond. They are fitted with uPVC double glazed windows and gas central heating with radiators to all principal rooms except the conservatory.

Entry to the property is via the entrance porch which has double doors leading into the spacious reception hall. Here there is an airing cupboard, stairs to the lower ground floor and a cloakroom fitted with a modern suite. The bright, double aspect living room enjoys a lovely open outlook to the side and a picture window looks onto the front garden. An electric flame effect fire

provides a focal point and an archway leads through to the double aspect dining room, which also enjoys a lovely open outlook including some sea glimpses.

A door leads through to the kitchen which has been well designed to maximise the space and includes an electric double oven, gas hob and integrated dishwasher and is finished with granite worktops. It also enjoys a lovely open outlook. Across the hall from the kitchen is the spacious utility room which is fitted with matching units with space and plumbing for a washing machine and tumble dryer. There is access to a lobby with a useful storage area and a door to the side of the property.

On the lower ground floor are three double bedrooms with the main bedroom fitted with a range of bedroom furniture and the two larger bedrooms both having a lovely outlook over the garden. The third bedroom has been used as an office and has a doorway leading to the spacious conservatory. This excellent addition offers a lovely place to relax and enjoy the setting and open outlook over the garden and the town. The bathroom has been updated and is finished with fully tiled walls and includes a walk-in shower enclosure with mains powered shower.





Outside

To the front of the property is an attractive area of garden with decorative shrubs and a small pond. A brick paved driveway leads to the garage.

The rear garden is a principal feature of the property and can be enjoyed from decked and paved seating areas which enjoy a lovely open outlook and sunshine through to the end of the day. There are areas of lawn, fish pond and a vegetable patch. A variety of established shrubs and plants provide interest and colour. There is a useful shed, a large greenhouse and a gate at the foot of the garden leads to a useful shortcut to the town.

Parking

There is space to park one vehicle on the drive. The integral garage has an electric door, power points and light.

Measurements

Sitting Room

17'11" x 12'8" (5.46m x 3.86m)

Dining Room

8'11" x 8'8" (2.72m x 2.64m)

Kitchen

11'0" x 8'11" (3.35m x 2.72m)

Utility

9'8" x 6'11" (2.95m x 2.11m)

Conservatory

21'0" x 8'8" (6.40m x 2.64m)

Bedroom 1

14'2" x 11'0" (4.32m x 3.35m)

Bedroom 2

14'4" x 8'11" (4.37m x 2.72m)

Bedroom 3

10'10" x 9'0" (3.30m x 2.74m)

Shower Room

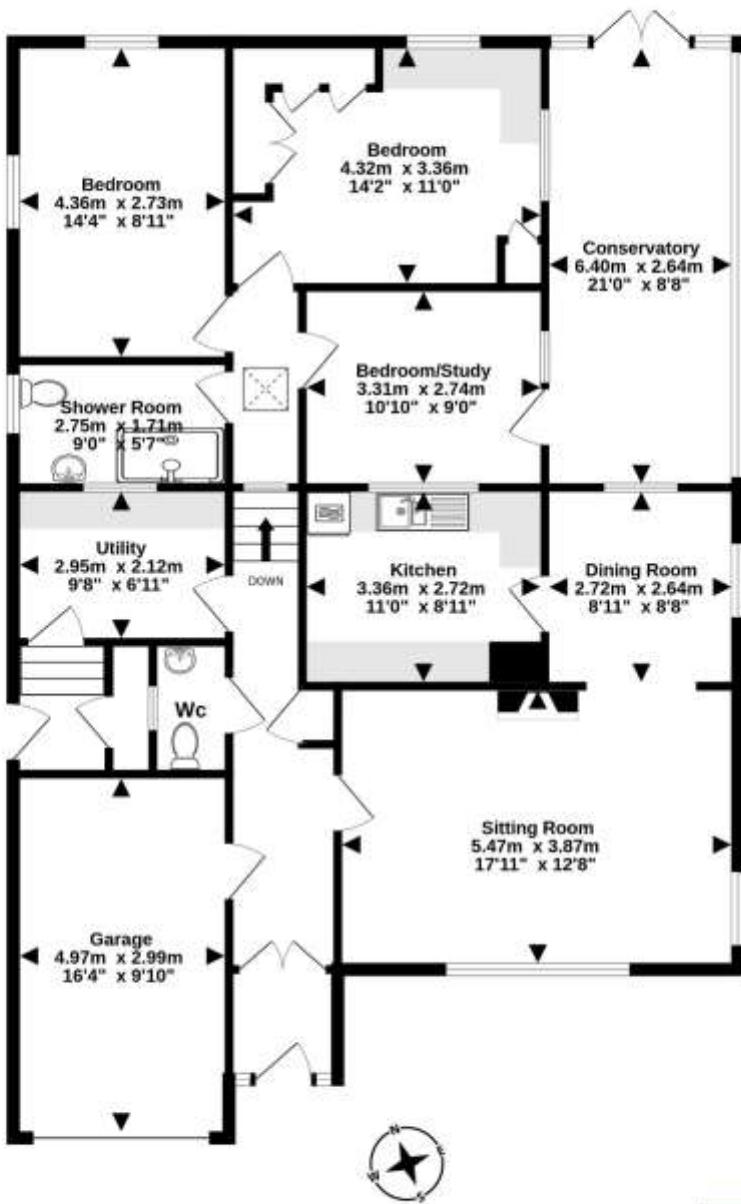
9'0" x 5'7" (2.74m x 1.70m)

Integral Garage

16'4" x 9'10" (4.98m x 3.00m)



Ground Floor
133.8 sq.m. (1440 sq.ft.) approx.



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TOTAL FLOOR AREA : 133.8 sq.m. (1440 sq.ft.) approx.
Whilst every attempt has been made to insure 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 is given as to their operability or efficiency can be given.

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