



63 Windward Lane, Dawlish

£595,000 Freehold

Detached House with Annexe • Four Bedrooms & Bathroom Upstairs • Annexe With Living Room, Bedroom & Bathroom • Lounge/Diner with doors to Terrace • Kitchen/Breakfast Room • Wonderful Sea Views • Corner Plot Gardens • Balcony & Terrace With Sea Views • Driveway & Double Garage • EPC - E

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Stepping inside, the entrance porch leads through to the hallway with a turning staircase to the first floor with a window to the front just a few stairs up and a further window up the staircase to the side. In the hallway there is a cloaks cupboard and a door to the lounge/diner and a door to the kitchen. The lounge/diner has a door at the lounge end through to the kitchen, a stone feature fireplace wall with grate and a door out to the side terrace and a window to the rear, both with sea views. The dining end also has a door out to the side terrace with sea views and a window to the front. There is a downstairs WC with a frosted glazed window to the side, low level flush WC and wash hand basin in a unit with worktop and cupboards under. The kitchen/breakfast room with rear aspect has limed oak base and wall units with working surfaces, sink unit, plumbing for dishwasher, space for fridge/freezer, built in electric hob with cooker hood over and a wine rack/shelving recess. Off the kitchen there is a side lobby where there is a door to the front and an inner door to the side Annexe. On entering the Annexe area there is an entrance area with a door to the rear and Velux window. There is a utility room off which could make an annexe kitchenette and there is a living room, double bedroom and bathroom. The utility room comprises sink with cupboards above and below, plumbing for a washing machine, the Baxi boiler and a Velux window.

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A few steps lead down a pathway to the front door and there is a front lawn. By the garage there is also a path to the side door where there is an outside tap. A path the other side of the house leads round to a side brick paved terrace where there are steps down to a corner level and steps to a rear brick paved patio where there is a door to the Annexe and another outside tap. Further steps lead down to a lawn with ornamental pond. There are sea views to the rear and side.



Tenure Freehold
Council Tax Band G – £4,173.90
Mains Services- Gas, Electric and Water
Broadband- Ultrafast 1000 Mbps
(According to OFCOM)



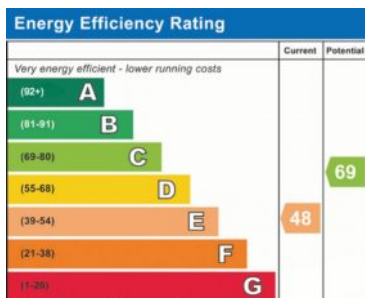
A bright, sunlit living room with green walls. Large windows with patterned curtains let in sunlight, creating a warm atmosphere. The room features a green sofa, a wooden piano, and a wooden armchair. The floor is covered with a light-colored rug.



Lounge 15'5" x 12'11" (4.71m x 3.93m), Dining Room 15'10" x 10'10" (4.83m x 3.31m), Kitchen 12'11" x 12'1" (3.93m x 3.68m), Bedroom 13'11" x 13'1" (4.23m x 3.98m), Bedroom 11'10" x 10'5" (3.36m x 3.18m), Bedroom 12'4" x 8'0" (3.75m x 2.44m), Bedroom 10'4" x 6'9" (3.15m x 2.06m)

ANNEXE ACCOMMODATION: Lounge
16'7" x 13'5" (5.05m x 4.08m), Bedroom
13'5" x 12'10" (4.08m x 3.65m), Utility
15'1" x 6'7" (4.60m x 2.00m)

Garage 21'11" x 18'7" (6.67m x 5.67m)



TOTAL FLOOR AREA : 241.9 sq.m. (2603 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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