



42 West Cliff Road, Dawlish

Guide Price **£375,000**



West Cliff Road

Dawlish, Dawlish

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- AN EXCITING OPPORTUNITY TO PURCHASE THIS DELIGHTFUL DETACHED PROPERTY
- SITUATED ON HIGHLY REGARDED WEST CLIFF ROAD IN DAWLISH
- OPEN PLAN LIVING KITCHEN DINING AREA
- TWO DOUBLE BEDROOMS, BATHROOM
- GENEROUS GARDENS, GARDEN OFFICE, LARGE DECKED SEATING AREA
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- GARAGE



An exciting opportunity to purchase this delightful two double bedroom detached property situated on West Cliff Road in Dawlish. With modern accommodation, generous gardens, garden office, large decked seating area, uPVC double glazing, gas central heating. Deceptive from a roadside glance, this property needs to be viewed to fully appreciate the accommodation and plot size.

Call to register your early interest.

Obscure glazed uPVC front door into...

RECEPTION HALL

With doors to bedrooms and stairs descending to living area. Loft access hatch. Obscure uPVC double glazed window to front. Door to cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating. Wall mounted consumer unit, electric and gas meters.

Door to...

BEDROOM

Dual aspect with uPVC double glazed windows to front and side, radiator, power points.

Door to...

BEDROOM ONE

With uPVC double glazed windows to front and rear aspect, radiator, power points.

BATHROOM

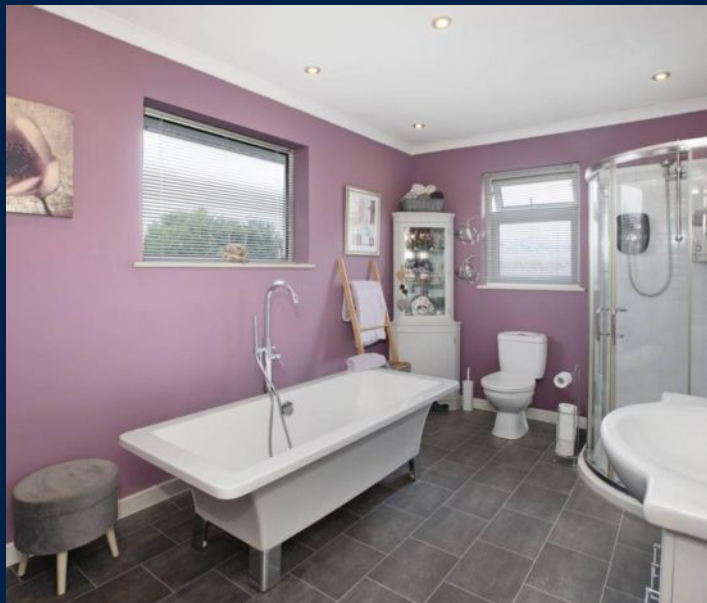
Dual aspect with uPVC double glazed windows to rear and side, white suite comprising low level WC, inset wash hand basin in vanity unit, free standing bath, large quadrant shower enclosure with sliding glazed doors, wall mounted electric shower, tiled splash backs, modern vertical radiator, shaver socket, heated towel rail. Double doors to UTILITY CUPBOARD with space and plumbing for washing machine and tumble dryer, timber shelving.





OPEN PLAN LIVING KITCHEN DINER

With three uPVC double glazed sliding doors opening out to the expansive decked seating/entertainment area. LIVING ROOM AREA with modern vertical column radiator, power points, television aerial connection point, electric fire on chimney breast. Door to large under house storage area. DINING AREA with space for large dining table and chairs, modern vertical column radiator. The KITCHEN has a comprehensive range of wall and base units with central island, space beneath for dining stools, integrated dishwasher, inset one and a half bowl composite sink drainer, integrated fridge freezer, electric oven, halogen hob with extractor above, roll top work surfaces, space for wine fridge, acrylic splash backs, under cupboard LED lighting, skylight window to dining area.

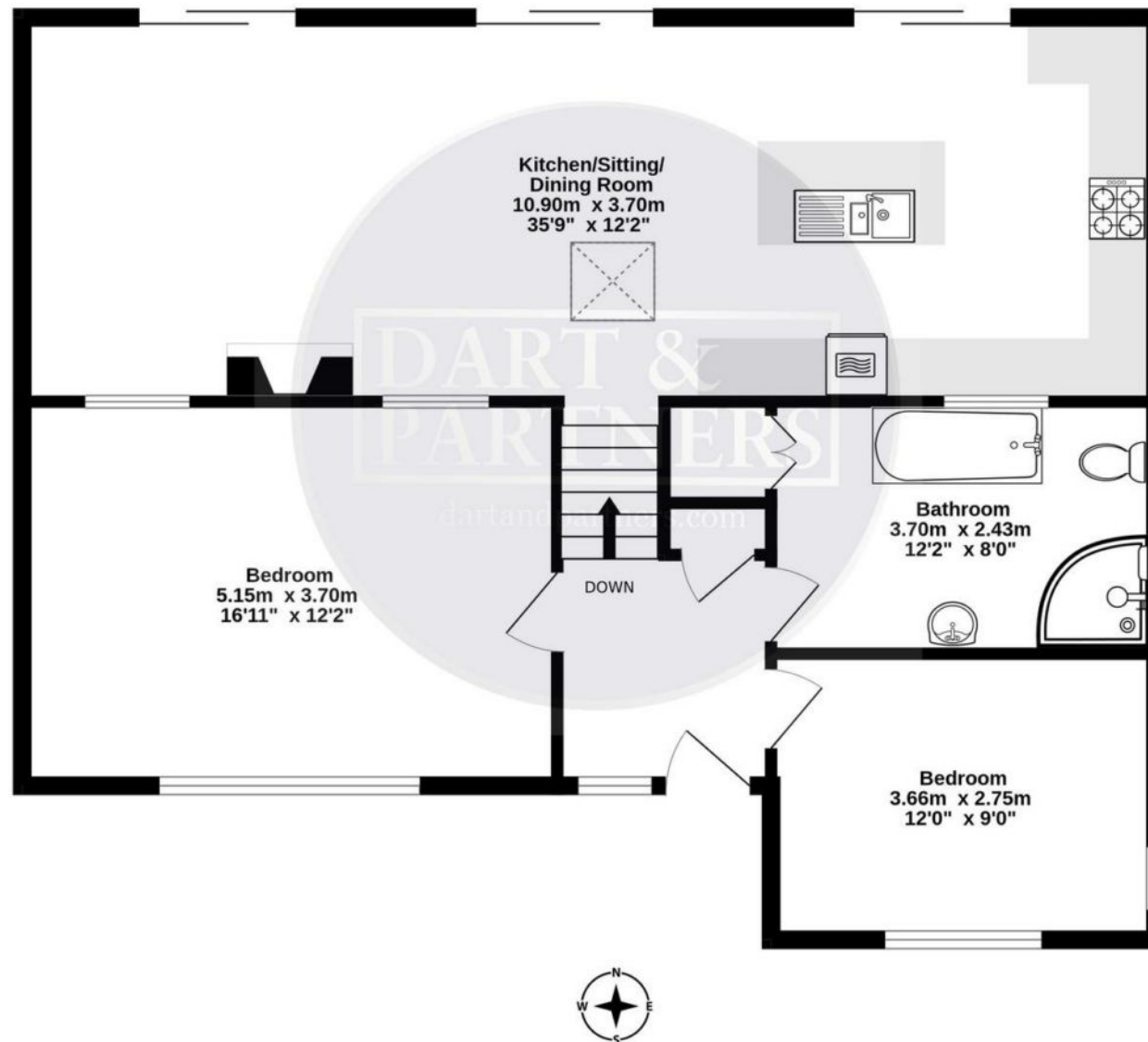


OUTSIDE

Outside to the front of the property there is a good size front garden, predominantly laid to well stocked flower beds containing an array of mature plants and shrubs. Steps and a pathway give access to the front door. To the rear there is a large decked entertainment/relaxation area with plenty of space for garden furniture. Outside power points. Steps down to a lower decked seating area. Garden pond. Outside power point. Steps lead to another area of newly installed decking and timber built home office, (currently used as a home office but could have other uses such as play room etc). Cupboards with work surface over, power points, uPVC double glazed windows to front including double doors opening out to the decked seating area. Lower rear garden area predominantly laid to lawn with a side pathway extending the full length of the plot. Metal storage shed and greenhouse. A timber gate gives access to a pathway leading out via a timber gate onto Barton Lane. At the very base of the garden there is a shed, a variety of fruit trees and a GARAGE, accessed via Barton Lane with a metal up and over door.



Ground Floor
85.5 sq.m. (920 sq.ft.) approx.



TOTAL FLOOR AREA : 85.5 sq.m. (920 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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