



19a Badlake Hill, Dawlish
£579,950





19a Badlake Hill

Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- BEAUTIFUL DETACHED FAMILY HOME SITUATED ON THE OUTSKIRTS OF DAWLISH
- JUST A SHORT WALK TO THE TOWN CENTRE, TRAIN STATION AND BEACHES
- ENJOYING SOME WONDERFUL COUNTRYSIDE VIEWS
- LARGE SOUTH FACING GARDEN
- RECEPTION HALL, RECEPTION ROOM, HALLWAY, CLOAKROOM
- LIVING ROOM, DINING ROOM
- KITCHEN BREAKFAST ROOM, SECOND UTILITY/BOOT ROOM, SUN ROOM
- FIVE BEDROOMS, TWO EN-SUITE SHOWER ROOMS
- FAMILY BATHROOM, SEPARATE WC
- DRIVEWAY PARKING, GARAGE, CELLAR



Deceptive from a roadside glance is this beautiful five bedroom detached family home situated on Badlake Hill on the outskirts of Dawlish which is only a short walk to the town centre, train station, beaches etc, and enjoys some wonderful countryside views and benefits from a large south facing garden.

Sliding uPVC front door into...

ENTRANCE PORCH

With power point. Glazed timber door opening into...

RECEPTION HALL

With double glazed window to side. Radiator, power points. Door into...

RECEPTION ROOM

With uPVC double glazed window to side. Radiator, power points. Squared arch through into...

HALLWAY

With doors to principal rooms and stairs rising to first floor. Useful under stairs storage cupboard. Radiator, power points. Door to...

CLOAKROOM

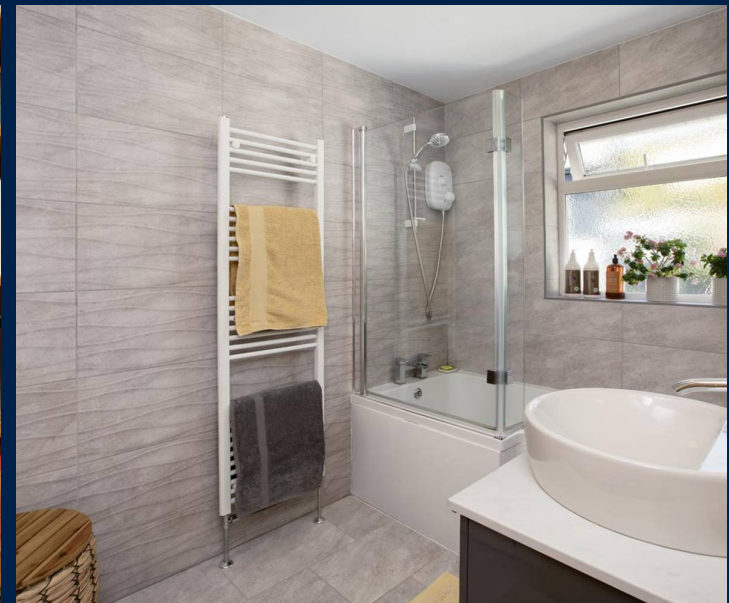
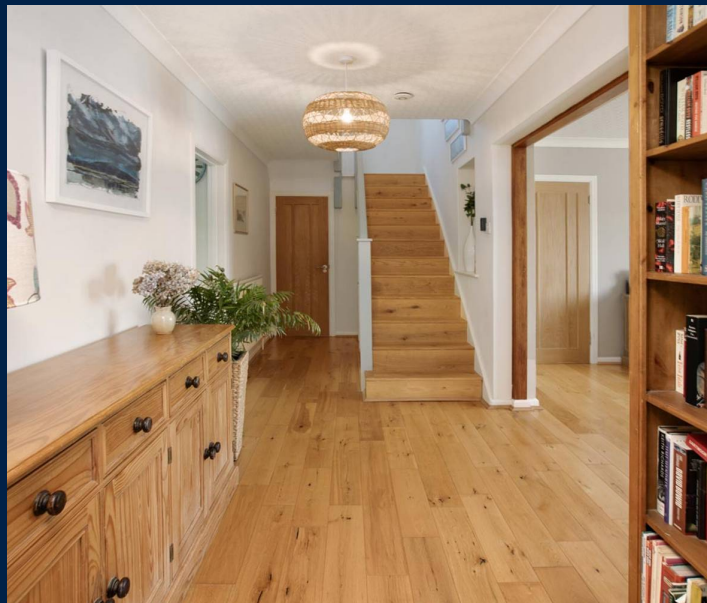
With uPVC double glazed window to front, low level WC, corner wall mounted wash hand basin, tiled splash back, radiator, illuminated vanity mirror.

Glazed door into...

LIVING ROOM

Dual aspect with uPVC double glazed window to side and rear, sliding doors through into SUN ROOM. Fireplace housing log effect gas stove on slate hearth. Recessed shelving to the side of the fireplace. Two radiators, power points, TV aerial connection point.

Glazed door through into...





DINING ROOM

Dual aspect with uPVC double glazed windows to rear and side. Radiator, power points, space for a large dining table and chairs. Doorway through into...

KITCHEN BREAKFAST ROOM

With uPVC double glazed window to side, modern range of matching country style wall and base units with oak work surface over, inset one and a half bowl stainless steel sink drainer, integrated eye level electric oven, four zone electric hob with stainless steel extractor canopy above, breakfast bar table with space beneath for dining stools, integrated fridge. TV aerial connection point.

BACK KITCHEN/UTILITY

With uPVC double glazed windows to front, comprehensive range of matching wall and base units with roll top work surface over, inset stainless steel sink drainer, space and plumbing for dishwasher, radiator, power points, tiled splash backs, built in cupboards with timber shelving and hanging rails. Door through to...

LAUNDRY /BOOT ROOM

With space and plumbing for a washing machine, built in cupboards, timber shelving, space for upright freezer, radiator, glazed uPVC back door giving access to the rear garden. Obscure glazed uPVC door giving access out to the front of the property.

SUN ROOM

With uPVC double glazed windows to rear and side, sliding doors opening out to the rear garden. Radiator, power points. Doors opening out onto paved patio area.



CELLAR

Timber door into first cellar room with wall mounted gas boiler supplying domestic hot water and gas central heating. Inset stainless steel sink drainer, range of built in cupboard. Three steps lead up into a further useful cellar room with plenty of timber shelving. Timber door leading into an additional cellar room with further built in storage cupboards and timber door opening into the rear of the GARAGE which has an obscure glazed window to front, electronically operated metal up and over door, power and light, wall mounted gas meter.

FIRST FLOOR LANDING

With uPVC double glazed window to front. Spacious landing. Radiator, power point.

BEDROOM ONE

Dual aspect with uPVC double glazed windows to side and rear enjoying fantastic countryside views and some views of the sea. Range of built in wardrobes, radiator, power points. Door to...

EN-SUITE SHOWER ROOM

Modern white suite comprising low level WC, inset wash hand basin set into vanity unit, large walk-in shower enclosure with glazed screen, wall mounted electric shower, chrome ladder heated towel rail, mirrored vanity unit, obscure uPVC double glazed window to side, fully tiled walls and floor.

BEDROOM TWO

Dual aspect with uPVC double glazed windows to front and side enjoying some distant sea views and some stunning countryside views. Radiator, power points, telephone socket, built in wardrobes.

BEDROOM THREE

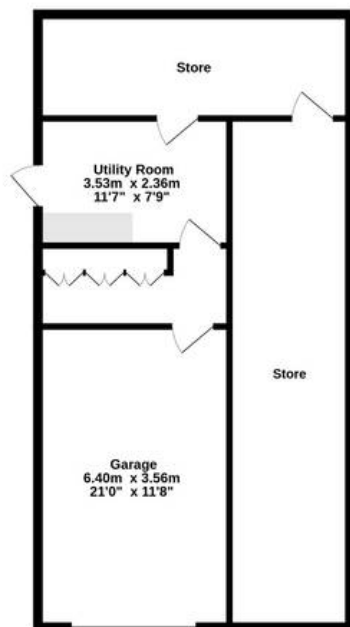
uPVC double glazed windows to front enjoying some distant sea views. Radiator, power points, built in wardrobes. Door to...

EN-SUITE SHOWER ROOM

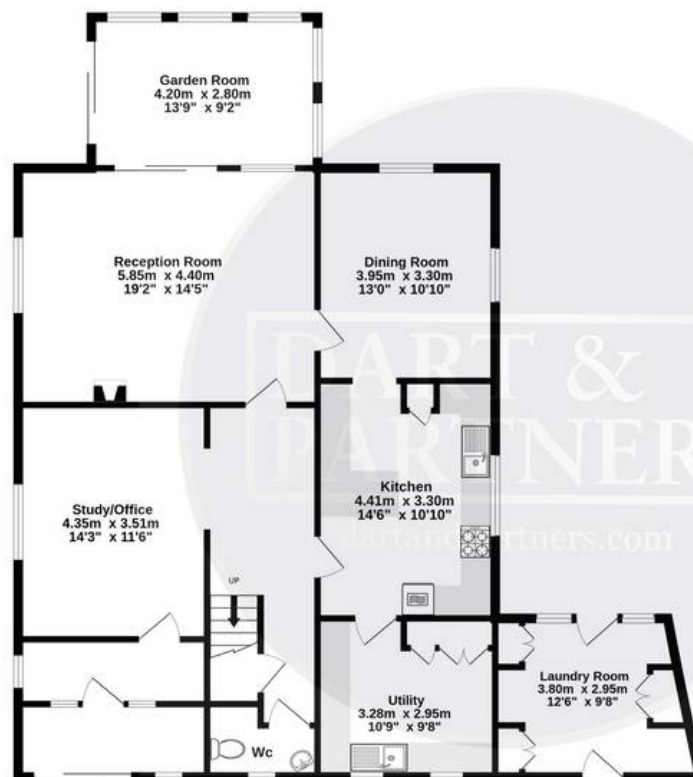
Obscure uPVC double glazed window to rear. Modern suite comprising low level WC, inset wash hand basin set into vanity unit, large walk-in shower enclosure with glazed screen, wall mounted electric shower, chrome ladder heated towel rail, mirrored vanity unit, obscure uPVC double glazed window to side, fully tiled walls and floor.



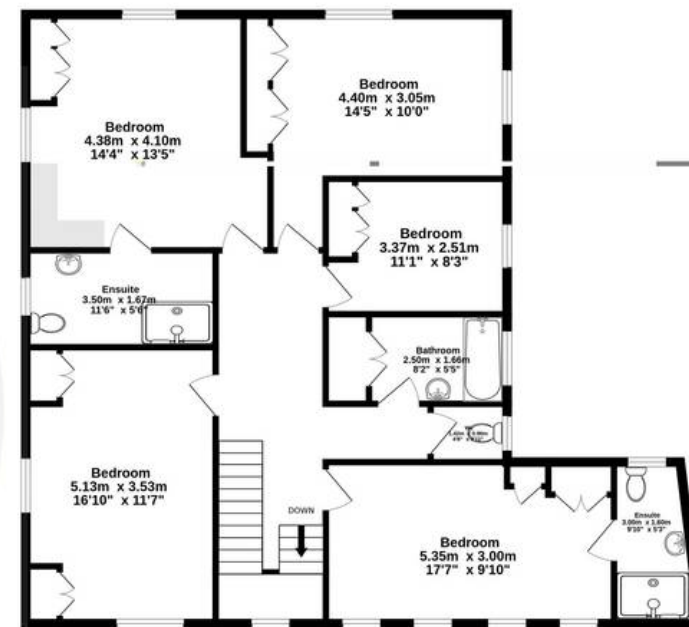
Lower Ground Floor
65.9 sq.m. (710 sq.ft.) approx.



Ground Floor
122.0 sq.m. (1313 sq.ft.) approx.



1st Floor
111.3 sq.m. (1196 sq.ft.) approx.



TOTAL FLOOR AREA : 299.2 sq.m. (3221 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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