



45 West Cliff Park Drive, Dawlish
£550,000





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Dawlish

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- REVERSE LEVEL DETACHED PROPERTY SITUATED IN A DESIRABLE LOCATION CLOSE TO TOWN
- ENJOYING WONDERFUL SEA AND COASTAL VIEWS
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- ENTRANCE PORCH, RECEPTION HALL
- FOUR BEDROOMS (TWO WITH EN-SUITES), GROUND FLOOR FAMILY BATHROOM
- GROUND FLOOR KITCHEN/UTILITY ROOM, MODERN FITTED KITCHEN
- LARGE CONSERVATORY/SUN ROOM
- FRONT AND REAR GARDENS
- BLOCK PAVED DRIVEWAY AND INTEGRAL GARAGE
- UPVC DOUBLE GLAZING
- SOLAR PANELS
- ESTABLISHED LANDSCAPED GARDEN



Dart & Partners are delighted to bring to the market this Four/Five bedroom reverse level detached property offering great flexibility for a family situated in a desirable location close to town enjoying wonderful sea and coastal views. Offered to the market with NO ONWARD CHAIN and with accommodation briefly comprising; entrance porch, reception hall, four / five bedrooms (two with en-suites), ground floor family bathroom, ground floor kitchen/utility room, modern fitted kitchen, large conservatory/sun room, front and rear gardens, block paved driveway and integral garage, uPVC double glazing. Perfect for multi generational living.

Obscure glazed uPVC front door into...

ENTRANCE PORCH

With coat hanging hooks and obscure glazed timber front door opening into the...

GENEROUS RECEPTION HALL

With stairs rising to the first floor, radiator, power points, telephone socket. Door through to...

BEDROOM

With uPVC double glazed window to front. Radiator, power points.

Door to...

KITCHEN/UTILITY

With uPVC double glazed window to front, radiator, power points, comprehensive range of matching wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, integrated eye level electric oven, four ring electric hob with stainless steel extractor canopy above, space and plumbing for washing machine and tumble dryer, space for fridge freezer.

Door to...





BEDROOM

With uPVC double glazed window to rear. Radiator, power points.

Arch through to...

DRESSING ROOM

With uPVC double glazed sliding patio door. Radiator, power points.

Door through to...

EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to side, modern white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, large walk-in shower enclosure with sliding glazed doors, mains fed shower including rainwater head, tiled splash backs, extractor fan, chrome ladder heated towel rail.

From the reception hall is a useful under stairs storage cupboard with timber shelving.

BATHROOM

With obscure uPVC double glazed window to side. White suite comprising close coupled WC, pedestal wash hand basin, panelled bath with mains fed shower over, glazed shower screen, radiator.

Door to...

BEDROOM

With uPVC double glazed window to rear. Radiator, power points.

A uPVC double glazed door opens into...

CONSERVATORY/SUN ROOM

With uPVC double glazed windows to sides and rear aspects, tiled flooring, radiator, power points, TV aerial connection point.





FIRST FLOOR

LIVING ROOM

With uPVC double glazed sliding doors to front enjoying spectacular sea and coastal views. Radiator, power points, TV aerial connection point.

DINING ROOM

With uPVC double glazed window to front enjoying similar views to that of the living room. Two radiators, power points, uPVC double glazed window to side, glazed timber door through to...

KITCHEN

With a modern range of matching wall and base units with timber effect roll top work surface over, integrated stainless steel sink drainer, integrated eye level electric oven, induction hob with stainless steel extractor canopy above, space and plumbing for dishwasher, integrated fridge, uPVC double glazed window to rear, tiled splash backs.

Door to...

CLOAKROOM

With obscure uPVC double glazed window to rear, modern white suite comprising low level WC, wall mounted wash hand basin, radiator.

Door to...

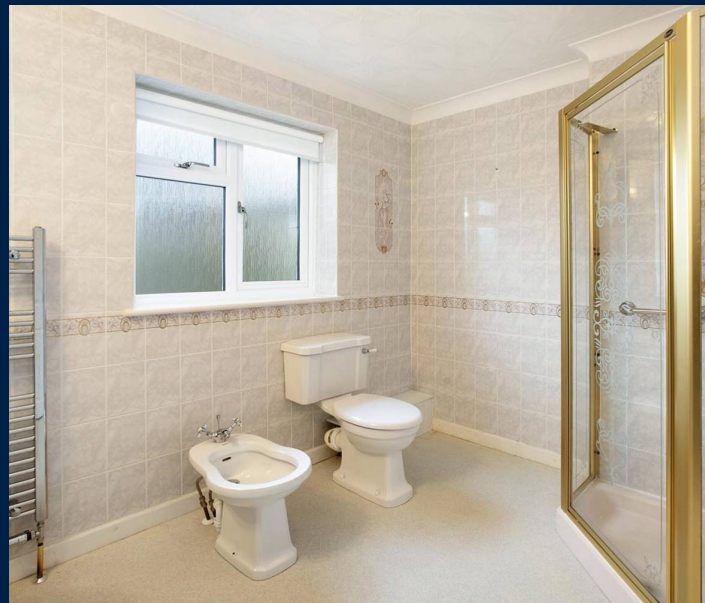
BEDROOM/OFFICE

With uPVC double glazed window to rear, radiator, power points.

Door to...

MASTER BEDROOM

With uPVC double glazed sliding door giving access out onto the TERRACE. Radiator power points, TV aerial connection point.





Door through to...

SPACIOUS EN-SUITE SHOWER ROOM

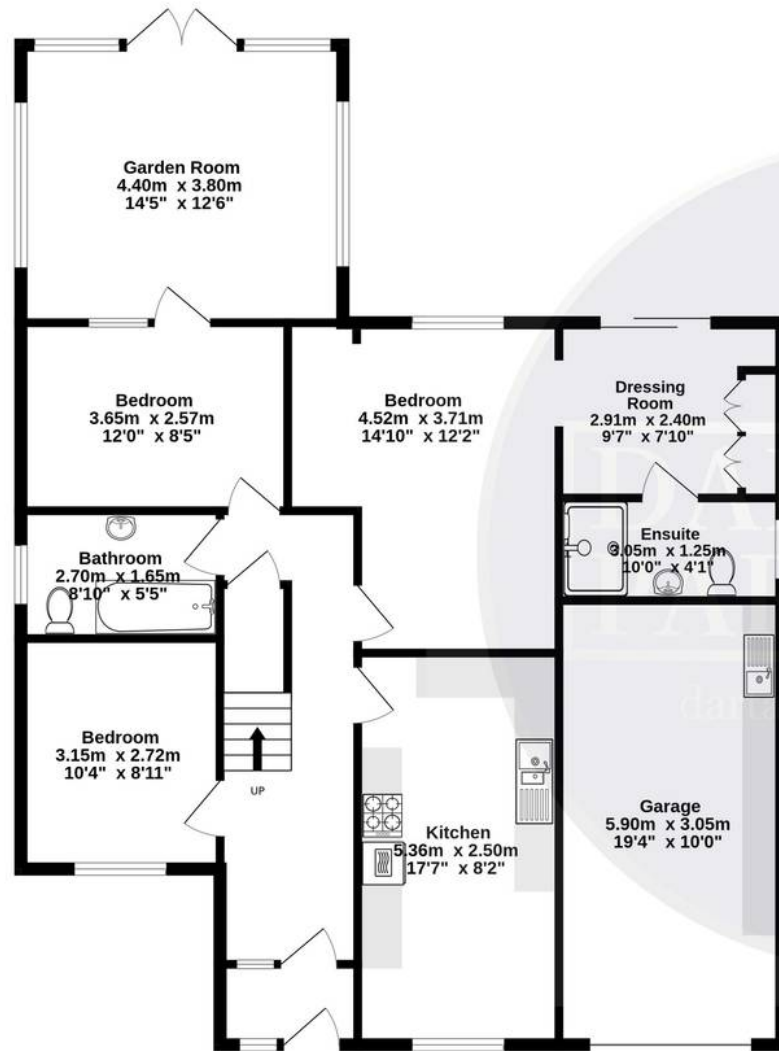
With obscure uPVC double glazed window to rear. Four piece suite comprising close coupled WC, pedestal wash hand basin, bidet, large shower enclosure with glazed door, mains fed shower, chrome ladder heated towel rail, tiled splash backs.

OUTSIDE

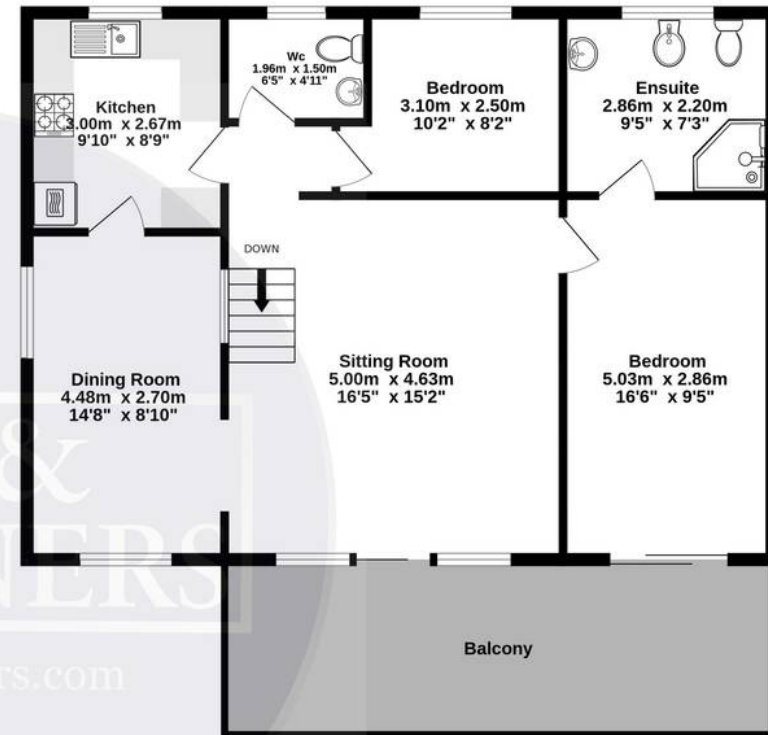
To the front is a generous block paved DRIVEWAY and electrically operated roller door to the SINGLE GARAGE with power and light. A side pathway gives access to the rear established landscaped garden which has a good sized paved patio. Raised, well stocked flower beds. Outside power points. Five steps up to a further patio area bordered by mature plants and shrubs leading to a further good sized area of garden which is predominantly laid to lawn and fully enclosed by hedging and timber fencing. Timber garden shed.



Ground Floor
112.9 sq.m. (1215 sq.ft.) approx.



1st Floor
76.2 sq.m. (820 sq.ft.) approx.



TOTAL FLOOR AREA : 189.0 sq.m. (2034 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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