



Beautifully Presented Three Bedroom Semi-Detached Home With Garage, Driveway, Enclosed Rear Garden And Sea Views To The Rear, Situated On A Popular Development In Dawlish.

51 Clover Drive | Dawlish | EX7 0FJ





PROPERTY TYPE

Semi-Detached House



SIZE

818 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

C



COUNCIL TAX BAND

C



in a nutshell...

- Popular Development In Dawlish
- Garage And Off-Road Driveway Parking
- Enclosed Rear Garden With Timber Decking
- Sea Views To The Rear
- Modern Fitted Kitchen With Integrated Appliances
- Principal Bedroom With En Suite And Fitted Storage
- Modern Family Bathroom And Ground Floor WC
- Excellent Storage Throughout The Property
- Convenient Location For Schools, Amenities, Transport And Seafront





the details...

Situated on a popular development in Dawlish, this beautifully presented three-bedroom semi-detached house offers well-proportioned and versatile accommodation arranged over two floors, together with a garage, off-road parking and an enclosed rear garden. The property has been exceptionally well maintained and is presented in excellent condition throughout, making it an ideal choice for those seeking a modern home that is ready to move straight into.

The development was built in 2015 and benefits from its own protected area of green space known as Bunting Meadow. The property is also conveniently positioned for a range of local amenities, with a convenience shop and children's play park within a short walk, while primary and secondary schools are approximately half a mile away. Dawlish Leisure Centre and bowling club are also nearby, with regular bus services available and Dawlish railway station, town centre and seafront approximately one mile away.

A front door opens into the entrance hallway, where there is a useful ground floor cloakroom, storage cupboard, stairs rising to the first floor and doors leading through to the principal living accommodation.

The modern kitchen is fitted with a range of matching wall and base units, complemented by work surfaces, upstands and metro tiled splashbacks. There is space for a range cooker with extractor over, together with an integrated dishwasher and fridge freezer, while further space and plumbing is available for additional white goods. A sink with mixer tap, radiator and UPVC double-glazed window overlooking the front complete the room.

The lounge provides a comfortable and welcoming reception space, featuring LVT flooring, a feature fireplace and useful under-stair storage. To the rear, UPVC double-glazed French doors with matching side windows open directly onto the rear garden, allowing plenty of natural light into the room and providing an attractive connection with the outside space.

Immediately outside the lounge is a timber-decked seating area with external power, outside tap and lighting, while steps lead down to a lawn with gravel borders. The garden is enclosed by timber fencing and features a selection of mature shrubs and bushes, with sea views enjoyed from the rear. The garage is also accessed from the garden, the garage has an up-and-over door, providing useful additional storage and parking.

To the first floor, the landing provides access to all three bedrooms, the principal bathroom and a further useful storage cupboard.

The principal bedroom is a particularly appealing room, featuring fitted storage, UPVC double-glazed window overlooking the rear with sea views. A range of fitted shelving and hanging rail storage provides excellent wardrobe space, while a door leads through to the en suite shower room. The en suite comprises a walk-in shower with glazed screen, concealed-cistern WC and vanity wash hand basin with storage beneath, together with an illuminated LED mirror, shaver point, chrome heated towel rail and tiled flooring.

Bedroom two is a comfortable double bed room with a UPVC double-glazed window overlooking the front and a central heating radiator.

Bedroom three is currently arranged as a dressing room and home office and benefits from fitted wardrobe storage, matching fitted chest drawers, a UPVC double-glazed window and central heating radiator. The rear-facing outlook also provides sea views.

Completing the first floor is the family bath room, fitted with a white suite comprising a low-level WC, pedestal wash hand basin with tiled splashback and mirror over, together with a panelled bath with shower over, mixer tap and glazed shower screen. A UPVC obscured double-glazed window provides natural light and ventilation.

Externally, the property benefits from off-road driveway parking, an integral garage and an enclosed rear garden, while sea views to the rear enhance the appeal.



Material Information (Subject to Legal Verification)

Tenure - Freehold

Council Tax Band - C

EPC - C

There is an annual service charge of £480



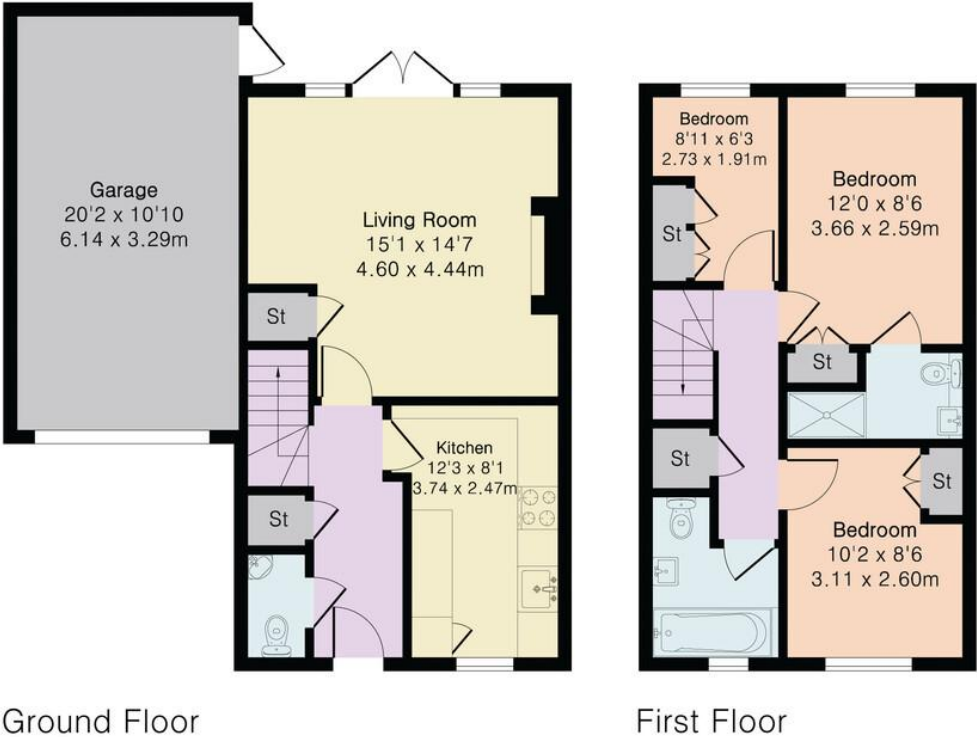
the floorplan...

**Approximate Gross Internal Area 822 sq ft - 76 sq m
(Excluding Garage)**

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 411 sq ft – 38 sq m

Garage Area 217 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.



the location...

Travel

Gatehouse School – Bus Stop – 0.15 mi

Newlands – Bus Stop – 0.18mi

Dawlish Rail Station – 0.51mi

Schools

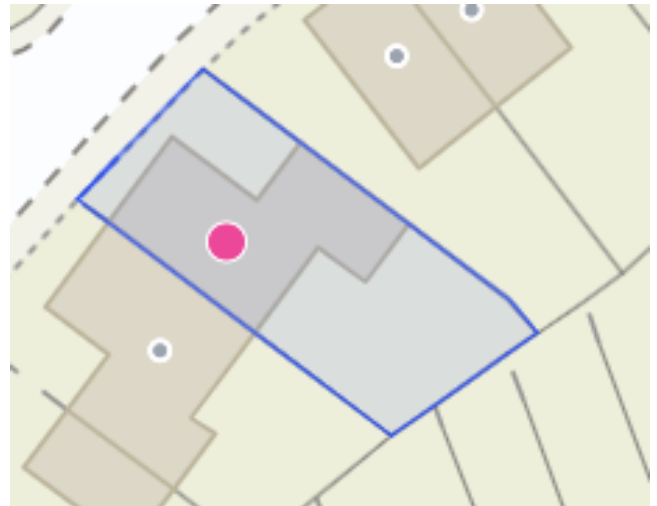
Dawlish College – 0.39mi

Gatehouse Primary Academy – 0.59mi

Westcliff Primary Academy – 0.70 mi

Please check Google maps for exact distances and travel times.

Property postcode: EX7 0FJ



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