Lea Mount Close, Dawlish

Guide Price **£367,500**

DART & PARTNERS
Established 1971

22 Lea Mount Close

Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SPACIOUS DETACHED FAMILY PROPERTY IN A FAVOURED LOCATION
- SEA AND COASTAL VIEWS
- RECEPTION HALL, LIVING ROOM, CLOAKROOM
- DINING ROOM, KITCHEN, UTILITY ROOM
- FOUR BEDROOMS, FAMILY BATHROOM
- FRONT AND REAR GARDENS
- DRIVEWAY PARKING AND GARAGE
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- NO ONWARD CHAIN

A fantastic opportunity to purchase this spacious four bedroom detached family property in a favoured location on the west side of Dawlish with some sea and coastal views. Accommodation briefly comprises; reception hall, living room, dining room, kitchen, utility room, cloakroom, four bedrooms, family bathroom, front and rear gardens, driveway parking and garage, uPVC double glazing and gas central heating.
Obscure uPVC double glazed door and matching side window into...

RECEPTION HALL

With doors to principal rooms and stairs rising to the first floor. Radiator, power point, telephone socket, useful under stairs storage cupboard. Door to...

CLOAKROOM

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

Storage area for hats and coats with hanging rail.

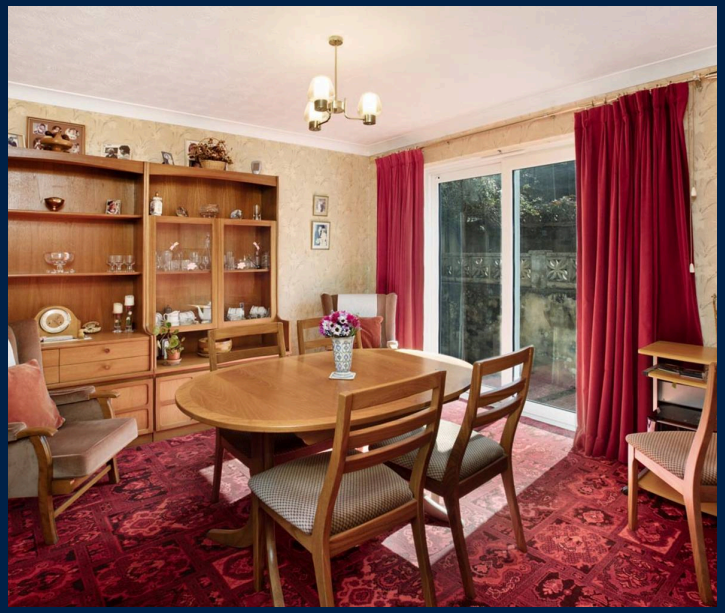
Door to...

SITTING ROOM

With large uPVC double glaze window to front, two radiators, power points, TV aerial connection point, gas fire. Double sliding glazed doors through to the...

DINING ROOM

With uPVC double glazed sliding doors, radiator, power points, space for a good size dining table and chairs.



KITCHEN BREAKFAST ROOM

With two uPVC double glazed windows to rear, matching range of wall and base units with inset stainless steel sink drainer, space and plumbing for gas cooker, extractor above, tiled splash backs, radiator, TV aerial connection point. Door to...

UTILITY ROOM

With matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, wall mounted gas boiler supplying domestic hot water and gas central heating, space and plumbing for washing machine and tumble dryer, further appliance, obscure uPVC double glazed back door with matching side window leading out to the rear garden. Timber door giving access through to the rear of the GARAGE with metal up and over door, power and light, wall mounted consumer unit, gas and electric meters. Water tap.

FIRST FLOOR LANDING

With uPVC double glazed window to side, power point. Loft access hatch. Double doors to a generously sized airing cupboard with timber slatted shelving and a radiator.

BEDROOM ONE

uPVC double glazed window to front enjoying some sea views. Radiator, power points, inset wash hand basin into vanity unit, vanity mirror, tiled splash backs.

BEDROOM TWO

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

BEDROOM THREE

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

BEDROOM FOUR

uPVC double glazed window to front enjoying some sea glimpses. Radiator, power points, built in storage cupboard with timber slatted shelving.

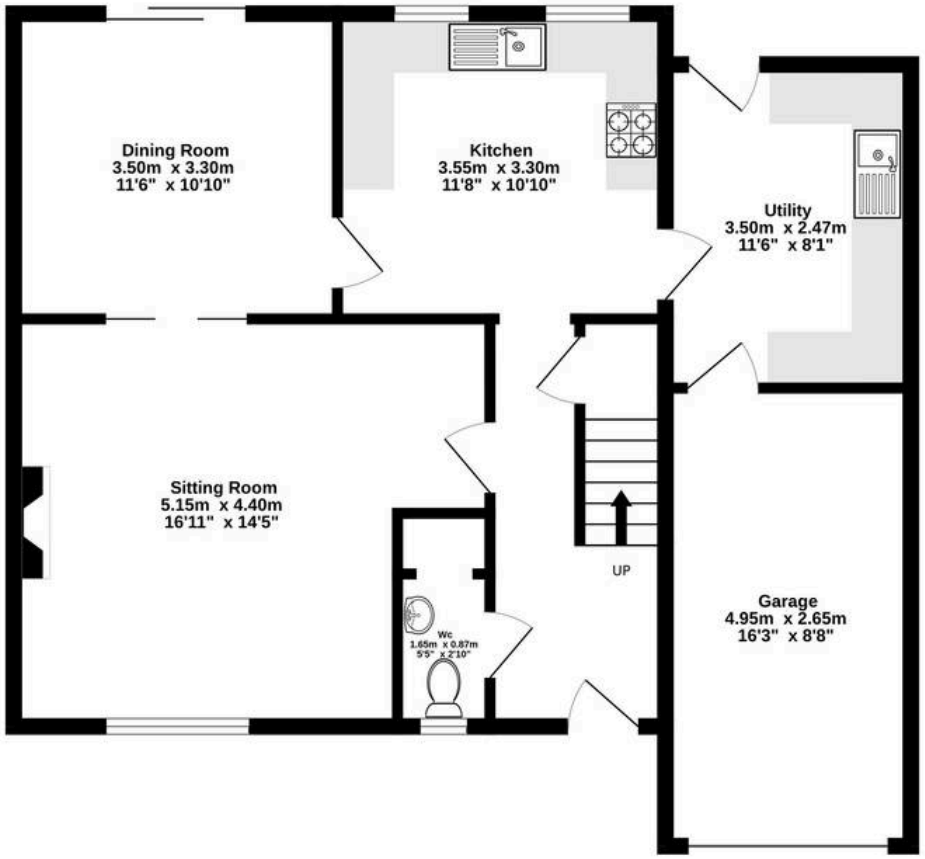
FAMILY BATHROOM

Obscure uPVC double glazed window to rear, coloured suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment, folding glazed shower screen, radiator, tiled splash backs, vanity mirror, shaver socket.

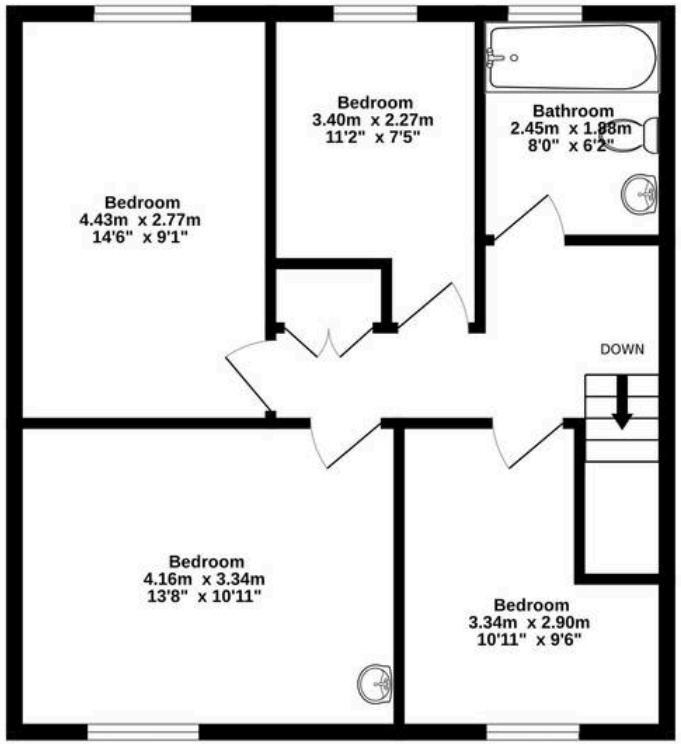
OUTSIDE

To the front the garden is predominantly laid to loose chippings bordered by some mature plants and shrubs. DRIVEWAY PARKING for two vehicles ahead of the INTEGRAL SINGLE GARAGE. A pathway extends to the side of the property giving access out to the rear garden which is tiered. Outside water tap. The garden has been arranged for ease of maintenance with a good sized area of paved patio and further areas predominantly laid to loose chippings. At the top of the garden is a further area of paved patio and a greenhouse.

Ground Floor
76.3 sq.m. (821 sq.ft.) approx.



1st Floor
54.8 sq.m. (590 sq.ft.) approx.



TOTAL FLOOR AREA : 131.1 sq.m. (1411 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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