

West Cliff Park Drive, **Dawlish**, EX7 9EA



Deceptively spacious detached house situated in a well regarded area, close to the town centre and enjoying a lovely outlook over the town towards the sea. Well presented, bright and modern accommodation with a versatile layout comprising:

Spacious Reception Hall, Sitting Room, Balcony, Dining Room, Kitchen, Utility, 3 Double Bedrooms, Family Bathroom, 2 En Suite Shower Rooms, Garden Room. Mature Garden, Garage. Solar Panels.

Tenure: Freehold. Council Tax Band: E. EPC: C EPC - C.

£450,000

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Location

Situated in a highly sought-after location, the property enjoys easy access to the town centre, with its attractive central lawn and brook, as well as a wide range of shops, cafés, pubs and everyday amenities, all within approximately half a mile. The mainline railway station is also around half a mile away, while regular bus services stop just a short walk from the property. For those who enjoy the coast, the sandy beach at Coryton Cove is just an easy quarter-mile stroll away.

Accommodation

The property offers well-presented accommodation arranged over a reverse-level layout, designed to maximise the lovely open outlook towards the sea from the main living areas while providing spacious double bedrooms on both floors. Benefiting from uPVC double glazing, gas-fired central heating with radiators throughout the principal rooms, and solar panels to help improve energy efficiency, the property offers a comfortable and economical home.

A welcoming entrance hall provides access to useful storage cupboards before leading through to the bright and spacious sitting room. A large picture window frames attractive views

across the town towards the sea, creating an ideal space to relax and enjoy the setting. The sitting room flows into the dual-aspect dining room, which is open plan to the modern fitted kitchen. The kitchen is fitted with a range of contemporary base and wall units with timber-effect worktops and includes an integrated electric oven and hob, fridge/freezer, and dishwasher. It also enjoys a pleasant outlook over the front garden. Also on the upper floor is a dual-aspect double bedroom, which benefits from the same lovely sea views and has direct access to the balcony-an ideal spot to sit and enjoy the surroundings. The family bathroom is fitted with a contemporary suite comprising an 'L'-shaped bath with rainfall shower over, complemented by fully tiled walls and flooring. A practical utility room provides plumbing for a washing machine, space for a tumble dryer, and internal access to the garage.

The lower ground floor offers two further generous double bedrooms, both with en-suite shower rooms. The principal bedroom is dual aspect and enjoys attractive views towards the sea. Also on this floor is a useful under-house storage area, together with a garden room and separate store, both providing access to the rear garden.





Outside

The front garden is attractively enclosed by mature hedging and is mainly laid to lawn, with a pathway leading to the entrance door. Gated side access on both sides of the property provides convenient access to the rear garden. The rear garden features a generous hardstanding patio, ideal for outdoor dining or relaxing with a bistro table and chairs. Beyond, the garden is predominantly laid to lawn and arranged over two sections, complemented by well-established borders planted with a variety of mature shrubs and plants. A pathway leads to a decorative wrought iron gate, providing direct pedestrian access onto West Cliff Road.

Parking

A driveway provides parking and leads to the integral garage.



Lower Ground Floor
54.3 sq.m. (584 sq.ft.) approx.

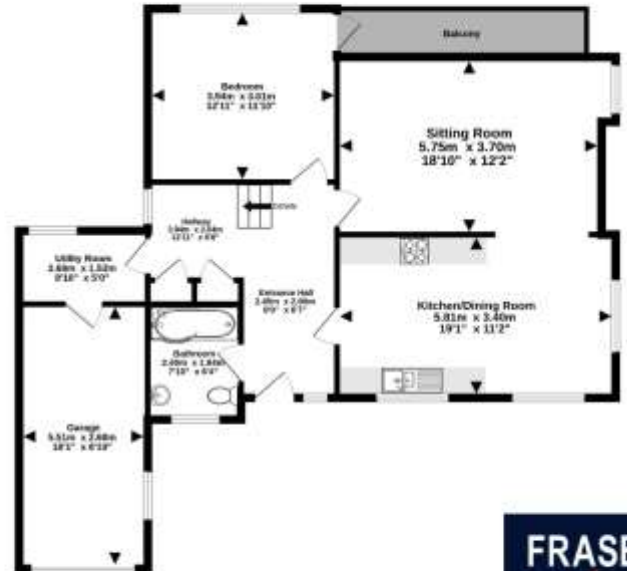


TOTAL FLOOR AREA : 146.5 sq.m. (1577 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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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Ground Floor
92.2 sq.m. (992 sq.ft.) approx.



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