

# 1 East Cliff Close, Dawlish

£375,000

DART & PARTNERS
Established 1971







# 1 East Cliff Close

## Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- DETACHED CHALET STYLE PROPERTY, SITUATED IN A SOUGHT AFTER LOCATION
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- CLOSE TO THE TOWN, LOCAL AMENITIES, SCHOOLS, LEISURE FACILITIES, TRAIN STATION, BUS ROUTES AND BEACHES
- WITH SCOPE TO EXTEND SUBJECT TO THE RELEVANT PLANNING CONSENTS
- RECEPTION HALL, CLOAKROOM, GROUND FLOOR BEDROOM
- FITTED KITCHEN, LIVING ROOM DINER
- THREE DOUBLE BEDROOMS ON THE FIRST FLOOR AND A FAMILY BATHROOM
- FRONT AND REAR GARDENS, DRIVEWAY PARKING AND A GARAGE
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING

Offered to the market with NO ONWARD CHAIN is this fantastic four bedroom detached chalet style property, situated in a sought after location in a quiet cul de sac position, close to the town, local amenities, leisure facilities, bus routes, train station and beaches. within easy walking distance to both senior and primary schools. With scope to extend subject to the relevant planning consents. Accommodation briefly comprises; reception hall, fitted kitchen, living room diner, cloakroom, ground floor bedroom, three double bedrooms on the first floor and a family bathroom. Front and rear gardens, driveway parking and a garage. uPVC double glazing and gas central heating.

Obscure glazed uPVC front door into...

SPACIOUS RECEPTION HALL

With doors to principal rooms. Radiator, power point. Useful under stairs storage cupboard. Cupboard with timber shelving.

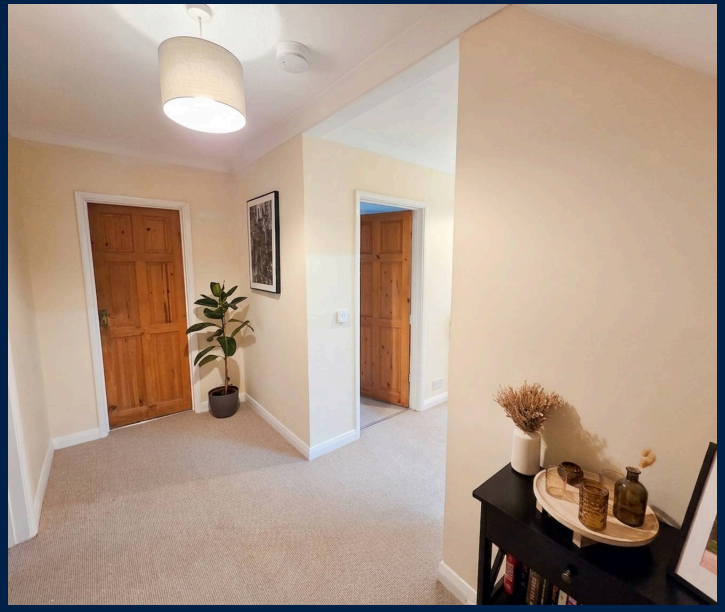
KITCHEN

With uPVC double glazed window to front and obscure glazed uPVC door to side giving access out to the rear. Comprehensive range of matching wall and base units with roll top work surface over, inset one and a half bowl composite sink drainer, integrated electric oven, five burner gas hob, tiled splash backs, space and plumbing for washing machine, dishwasher and tumble dryer, further under counter space for additional appliances, space for fridge freezer.

GROUND FLOOR DOUBLE BEDROOM/DINING ROOM

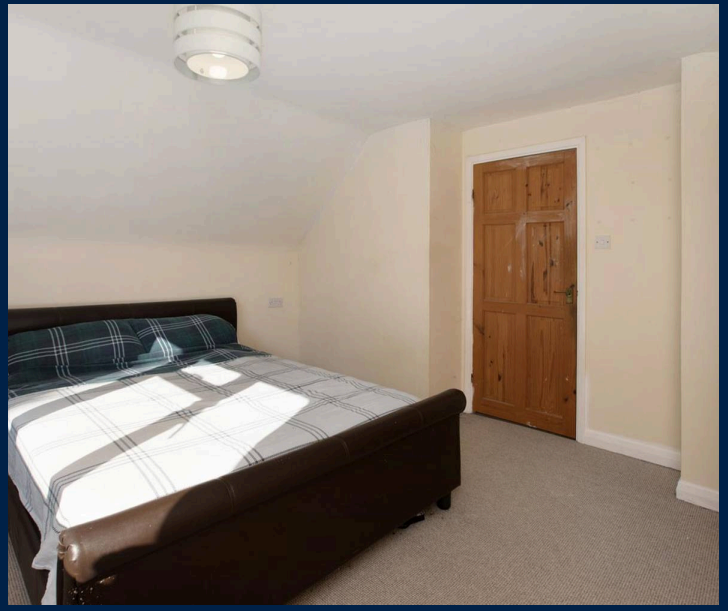
With uPVC double glazed window to side. Radiator, power points.













CLOAKROOM

With obscure uPVC double glazed window to side. White suite comprising low level WC, inset was hand basin set into vanity unit, radiator, vanity light and shaver socket. Room to create a shower room if desired.

SPACIOUS LIVING ROOM DINER

Triple aspect with uPVC double glazed windows to rear and both sides. Two radiators, power points, space for dining table and chairs, feature fireplace housing gas fire, power points, television aerial connection point, uPVC double glazed sliding doors out to the rear garden.

Stairs rising to the FIRST FLOOR.

SPLIT LEVEL LANDING

Three stairs and door opening to...

BEDROOM

Dual aspect with uPVC double glazed windows and secondary glazing to the front and rear. Two radiators, power points, built in wardrobe with timber shelving and hanging rail.

FIRST FLOOR LANDING

Loft access hatch, power points. Door to airing cupboard with factory lagged hot water cylinder and timber slatted shelving.

BATHROOM

With obscure uPVC double glazed window to side, white suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment, wall mounted electric shower, tiled splash backs, radiator.

BEDROOM THREE

uPVC double glazed window to front, door to under eaves storage, built in wardrobe with timber shelving and hanging rail, radiator, power points.

BEDROOM TWO

With uPVC double glazed window to rear, radiator, power points, built in wardrobe with timber shelving and hanging rail. Door to useful under eaves storage cupboard.

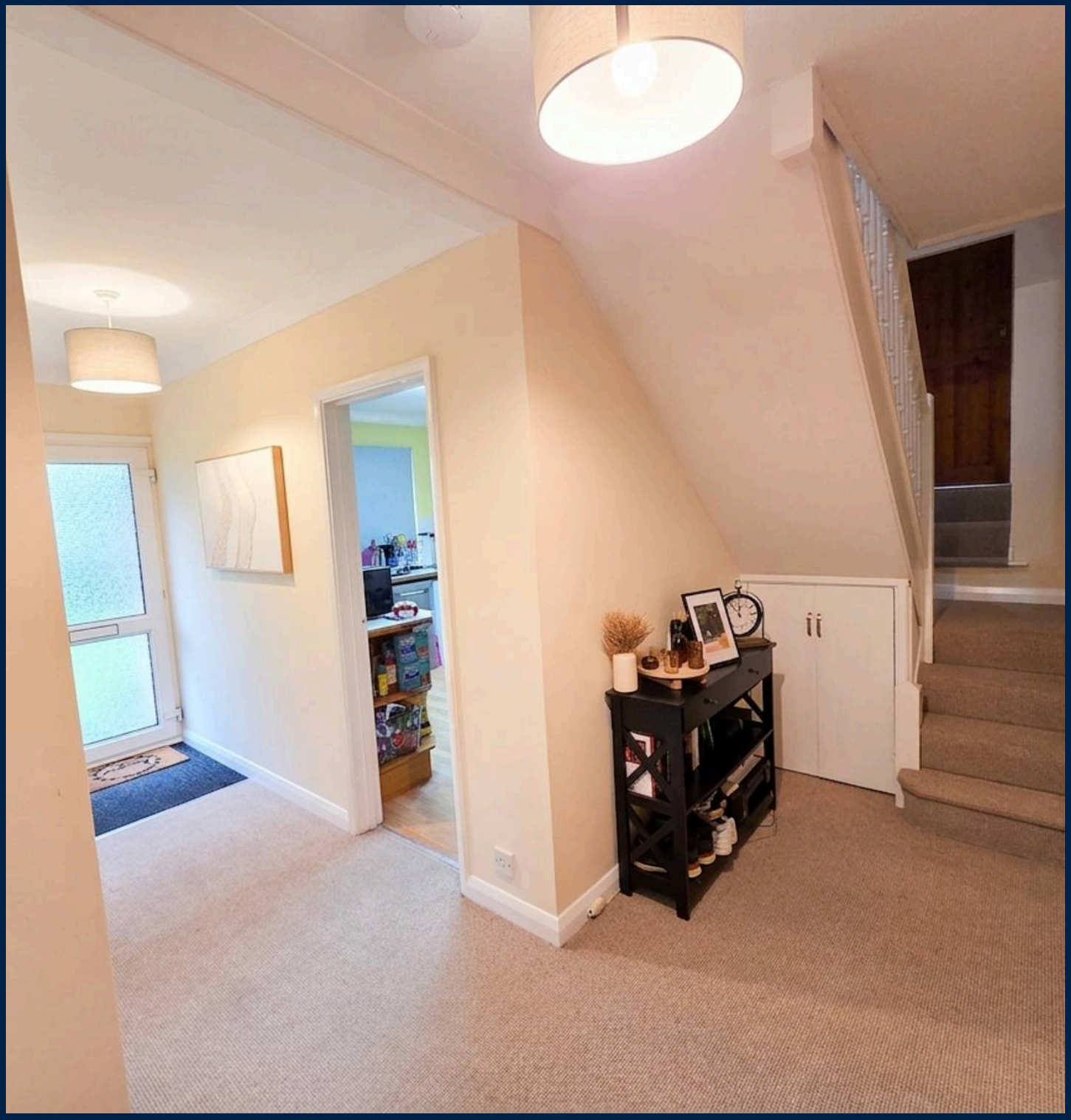
OUTSIDE

To the front of the property is a good sized front garden enclosed by a brick wall, predominantly laid to lawn with a pathway leading to the front door. DRIVEWAY PARKING. Outside to the rear, leading from the living room, is a good sized raised decked seating area, perfect for entertaining. To the side there are further areas laid to lawn and block paving. Further area predominantly laid to lawn at the base of the garden including a timber shed and greenhouse. There is a brick built store situated to the rear of the garage housing the combi boiler.

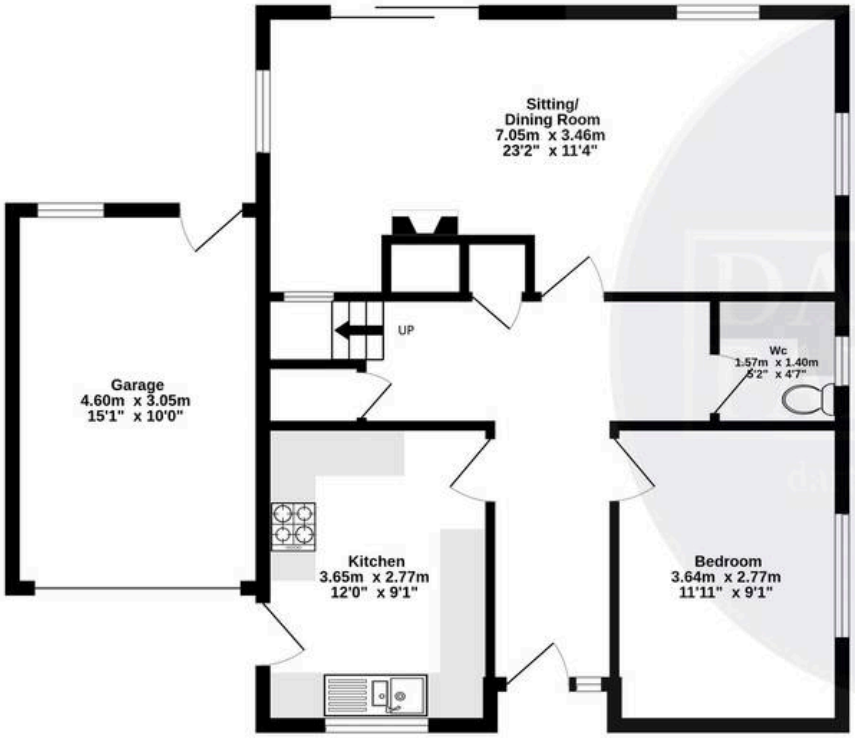
GARAGE

With metal up and over door, power and light.

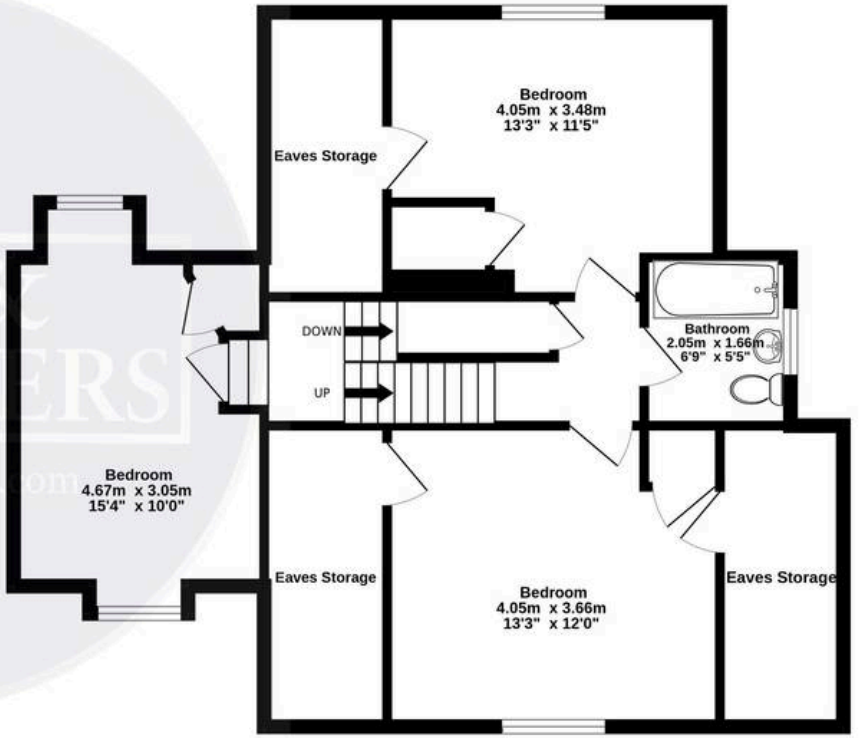
NOTE: There is further potential to create an extension subject to the relevant planning consents.



## Ground Floor
74.2 sq.m. (798 sq.ft.) approx.




## 1st Floor
68.6 sq.m. (738 sq.ft.) approx.







**TOTAL FLOOR AREA : 142.7 sq.m. (1536 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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