



27a Badlake Hill, Dawlish

Guide Price **£325,000**

**DART &
PARTNERS**
Established 1971

27a Badlake Hill

Dawlish

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- LOVELY SEMI DETACHED FAMILY HOME OFFERING GENEROUS ACCOMMODATION
- SITUATED IN AN ELEVATED POSITION ON THE OUTSKIRTS OF TOWN
- ENJOYING WONDERFUL SEA VIEWS
- RECEPTION HALL, CLOAKROOM/UTILITY
- OPEN PLAN KITCHEN DINER LIVING ROOM
- THREE BEDROOMS, USEFUL LOFT ROOM
- FAMILY BATHROOM
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- DRIVEWAY PARKING AND ENCLOSED REAR GARDEN



Situated in an elevated position on the outskirts of town enjoying wonderful sea views and being deceptive from a roadside glance, is this lovely three bedroom semi detached family home offering generous accommodation briefly comprising; reception hall, cloakroom/utility, open plan kitchen diner living room, three bedrooms, generous family bathroom, loft room, uPVC double glazing and gas central heating, driveway parking and an enclosed rear garden.

Obscure glazed uPVC front door into the...

RECEPTION HALL

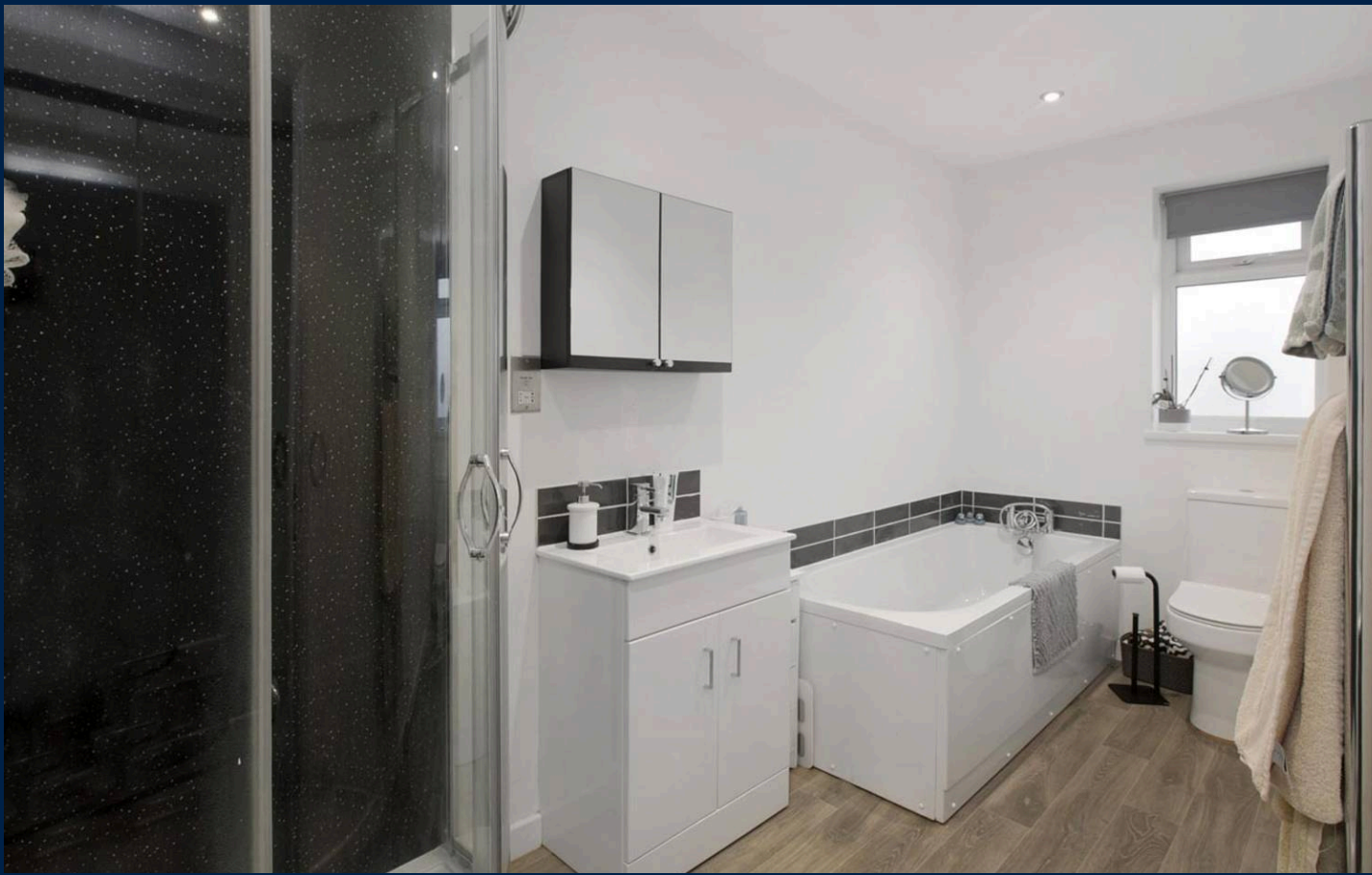
With doors to principal rooms and stairs rising to the first floor. Radiator, power points.

Door to...

UTILITY /CLOAKROOM

With obscure uPVC double glazed window to front, low level WC, inset wash hand basin into vanity unit, high gloss wall units, roll top work surface with space and plumbing for washing machine, tumble dryer and further appliance. Large storage cupboard. Wall mounted gas boiler supplying domestic hot water and gas central heating. Wall mounted consumer unit. Extractor fan.





Door through to...

OPEN PLAN KITCHEN DINER AND LIVING AREA

Dual aspect with uPVC double glazed windows to side and rear. Double doors opening out to the rear garden. Pleasant sea views. The KITCHEN has a range of matching high gloss wall and base units with roll top work surface over, inset stainless steel one and a half bowl sink drainer, integrated eye level electric oven, four ring electric hob with stainless steel extractor canopy above, integrated dishwasher and fridge, space for upright fringe freezer, tiled splash backs. Living/ Dining area with power points, two modern vertical column radiators, space for dining table and chairs, power points, broadband connection point.

FIRST FLOOR LANDING

Radiator. Door to...

BEDROOM ONE

Dual aspect with uPVC double glazed window to side and rear enjoying lovely sea and countryside views. Radiator, power points.



Door to...

FAMILY BATHROOM

With obscure uPVC double glazed window to front. Modern white suite comprising low level WC, wash hand basin set into vanity unit, panelled bath with shower attachment, large glazed quadrant shower enclosure with mains fed shower, shaver socket, tiled splash backs, chrome ladder heated towel rail, extractor fan.

BEDROOM TWO

With uPVC double glazed window to rear enjoying lovely countryside views. Radiator, power points.

BEDROOM THREE

With uPVC double glazed window to side enjoying lovely sea views. Radiator, power points.

From the landing there is a uPVC double glazed window to front and stairs rise to the...

SECOND FLOOR

With Velux window to rear enjoying lovely countryside views.

USEFUL LOFT ROOM

Making a fantastic home office, playroom or occasional guest area.

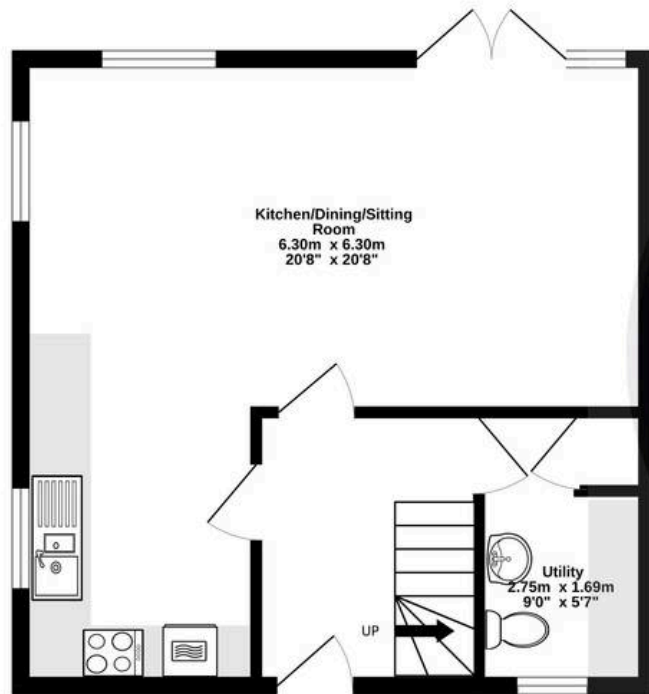
OUTSIDE

Recently installed block paved driveway tandem PARKING FOR TWO VEHICLES.

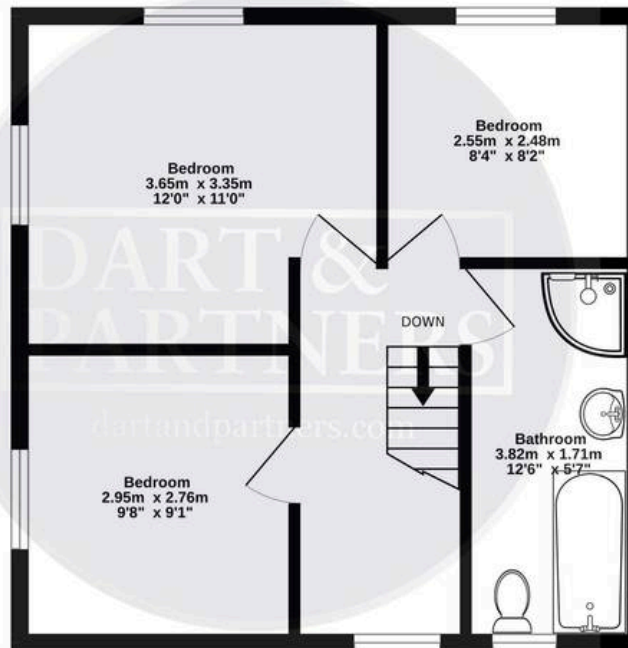
A side pathway and gate gives access out to the rear garden which is fully enclosed making it child/pet friendly. Predominantly laid to lawn with a generous area of paved patio and attractive raised flower beds.



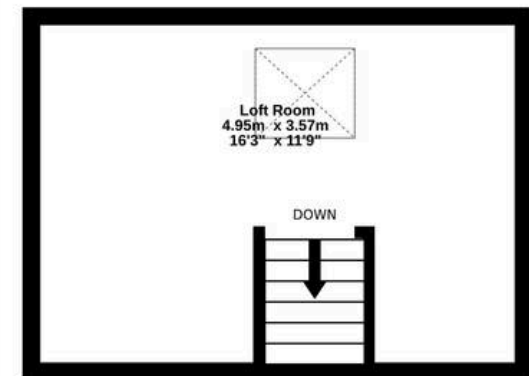
Ground Floor
39.7 sq.m. (427 sq.ft.) approx.



1st Floor
39.7 sq.m. (427 sq.ft.) approx.



2nd Floor
17.7 sq.m. (191 sq.ft.) approx.



TOTAL FLOOR AREA : 97.1 sq.m. (1045 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.

Made with Metropix ©2026

