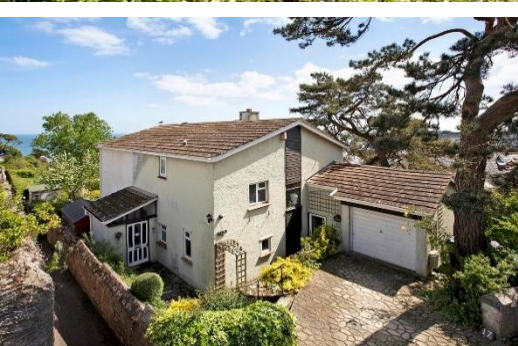


East Cliff Road, Dawlish, EX7 0DN



A fantastic opportunity to purchase this individual 4 double bedroom detached house with stunning views over Dawlish and towards the sea. The property has an enclosed garden over 2 levels, garage, driveway and additional area of parking. EPC - D.

Guide Price £550,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

FRONT DOOR TO:

ENTRANCE PORCH

Door to:

RECEPTION HALL

Radiator and doors leading to the principal rooms.

LOUNGE/DINING ROOM

2 sets of patio doors leading to the rear garden with lovely views over Dawlish and towards the sea, radiator, fire place, uPVC double glazed window, coved ceiling and feature window to the sun.

SNUG

Radiator, coved ceiling, uPVC double glazed doors leading to the garden, fire place and door to the kitchen.

INNER HALL

Stairs leading to the first floor landing, coved ceiling and doors to:

CLOAKROOM

WC, wash hand basin and window.

STUDY

Dual aspect windows and radiator.

KITCHEN

Base and eye level units, work surfaces over, sink unit, gas cooker point, radiator, window to the rear with views and door to:

UTILITY ROOM

Base unit with sink, plumbing for a washing machine, space for a fridge/freezer, wall mounted central heating boiler, Door leading to the front and garden, steps leading to:

GARAGE

Storage space, power and window to the rear with a lovely view.

FIRST FLOOR LANDING

Doors to:

BEDROOM 1

uPVC double glazed window with stunning views, radiator, coved ceiling and hatch to the loft space. open to:

DRESSING AREA

Space for wardrobes, sink unit and obscure glazed door to:

SHOWER ROOM

Shower, WC, extractor fan and tiled walls.

BEDROOM 2

uPVC double glazed windows again with stunning views, radiator and large fitted cupboard.

BEDROOM 3

Radiator and window with views.

BEDROOM 4

Window, radiator and fitted storage cupboard.

BATHROOM

Suite comprising panelled bath, pedestal wash hand basin, WC, obscure glazed window, hatch to the loft space and radiator.





OUTSIDE

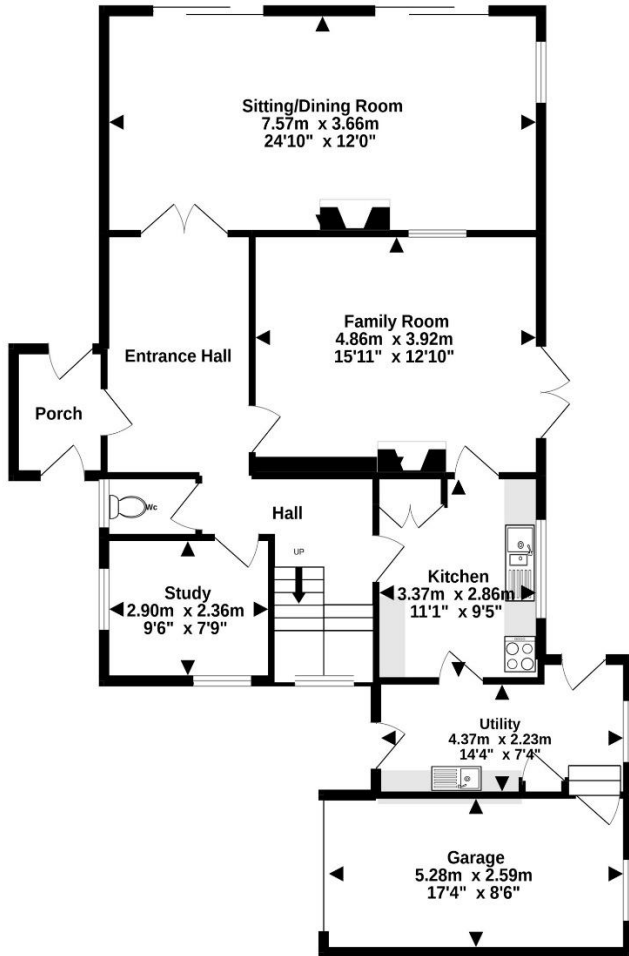
The property is approached via crazy paved driveway leading to the garage and access to the front door. The rear garden is a real feature of the property with a level lawn leading to a decked seating area ideal for taking in the views. feature pond, storage space and established plants trees and shrubs. From the side of the garden is a set of steps leading down to a further area of garden with a good degree of privacy and established hedges and trees.

FURTHER PARKING AREA

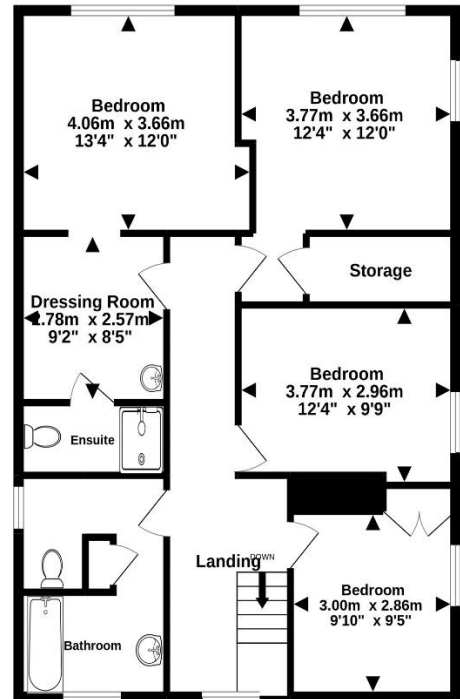
To the front of the property adjacent to the front door is a further area of land for additional parking.



Ground Floor
107.3 sq.m. (1155 sq.ft.) approx.



1st Floor
84.6 sq.m. (911 sq.ft.) approx.



TOTAL FLOOR AREA : 191.9 sq.m. (2066 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 ©2022



19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01 626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.