

Badlake Hill, **Dawlish**, EX7 9BA

A substantial 4 bedroom semi-detached house situated on a good size plot on the outskirts of Dawlish with NO ONWARD CHAIN. The property is in very good order throughout and benefits from deceptively spacious accommodation and good size rear garden.

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

OIEO £400,000

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## **UPVC DOUBLE GLAZED FRONT DOOR TO:**

### **ENTRANCE HALL**

L shaped hall with obscure uPVC double glazed windows, 2 radiators, coved ceiling with hatch to the loft space, staircase leading to the lower floor and doors to:

### **KITCHEN/DINING ROOM**

L shaped room with 2 uPVC double glazed windows to the front and uPVC double glazed window to the rear, radiator, obscure uPVC double glazed door to the side of the property, matching base and eye level units, display cabinets, roll top work surfaces, stainless steel sink with drainer and mixer tap, gas hob, eye level oven, coved ceiling with spot lights and door to a utility cupboard with plumbing and obscure uPVC double glazed window to the side.

### **LIVING ROOM**

A substantial room with radiator, uPVC double glazed window to the side with views of Dawlish and towards the Luscombe Estate woodland, wood floor,

coved ceiling, feature gas fire, uPVC double glazed patio door leading to:

### **GARDEN ROOM:**

Windows and door leading to the rear garden again with stunning views.

### **BATHROOM**

Suite comprising panelled jacuzzi style bath, shower enclosure, WC, wash hand basin, tiled floor, extractor fan and obscure uPVC double glazed window to the front.

### **BEDROOM 4**

uPVC double glazed window to the front, radiator and coved ceiling.

### **BEDROOM 3**

uPVC double glazed window to the rear, radiator, fitted wardrobe and coved ceiling.

### **BEDROOM 2**

uPVC double glazed window to the rear, radiator, fitted wardrobe and coved ceiling.







### **DRESSING ROOM**

Radiator, uPVC double glazed window to the front and doors leading to:

### **BEDROOM 1**

2 uPVC double glazed windows to the rear and radiator.

### **SHOWER ROOM**

Modern suite comprising shower enclosure, WC, wash hand basin with fitted mirror and light, 2 uPVC double glazed windows to the front, heated towel rail, extractor fan and spot lights.

### **OUTSIDE**

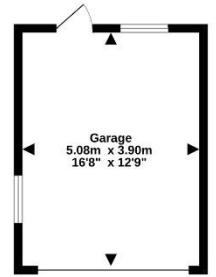
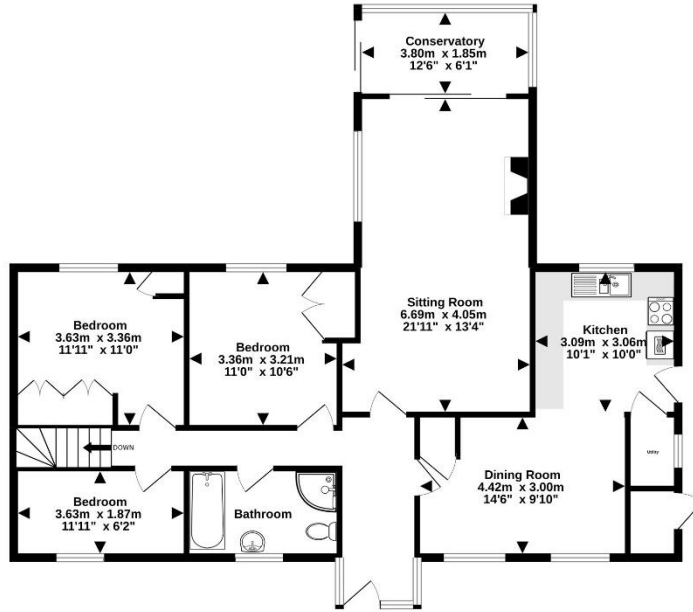
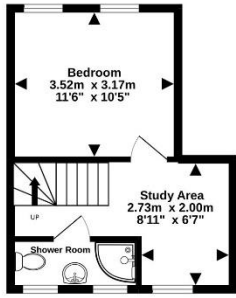
To the front of the property is a driveway leading to the garage and path to the front door and side access. To the side of the property is a large decked seating area with a good degree of privacy and lovely views towards the Luscombe estate woodland from one end. The rear garden is a real feature of the property, being mainly laid to lawn over 2 main areas with established plants, trees and shrubs, a southerly aspect and great place to enjoy the views on offer.



Ground Floor  
23.9 sq.m. (257 sq.ft.) approx.

1st Floor  
186.0 sq.m. (1141 sq.ft.) approx.

Garage  
28.8 sq.m. (233 sq.ft.) approx.



**TOTAL FLOOR AREA : 149.7 sq.m. (1611 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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