

West Cliff Park Drive, Dawlish, EX7 9EL



Spacious detached house, situated in a well regarded area, offering some fine views towards the sea and East Devon coastline. Fitted with UPVC double glazing and gas central heating, the accommodation comprises reception hall, cloakroom, living room, dining room, kitchen, garden room, three double bedrooms, bathroom. Secluded garden, garage and parking.

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

£350,000

01626 862379

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FRASER & WHEELER

Situated approximately half a mile from the town centre this spacious detached house stands on a level plot in a well regarded area. It is within easy reach of the beach, town centre, primary school and bus and rail services.

The accommodation is fitted with uPVC double glazed windows and is warmed by gas central heating with radiators in all principal rooms. From the living room, and in particular bedroom 1, views towards the sea and East Devon coastline can be enjoyed.

To the front of the property there is scope to provide additional parking and the rear garden enjoys a high degree of privacy and a sunny aspect.

Accommodation

uPVC double glazed front door to;

Entrance Porch

Front door to;

Reception Hall

Stairs to the first floor with window to side, doors to;

Cloakroom

Fitted with a modern white suite comprising vanity wash hand basin and WC. Opaque window.

Living Room

5.37m x 3.64m (17'7" x 11'11")

Large picture window to the front aspect with a pleasant open outlook, gas fire with wooden fire surround, glazed double doors to;

Dining Room

3.32m x 3.03m (10'11" x 9'11")

French doors to the rear garden and door to;

Kitchen

3.32m x 2.64m (10'11" x 8'8")

Fitted with a range of white cupboard and drawer, base and wall units with contrasting work surface, built in electric oven and gas hob, under stairs storage cupboard, window overlooking the rear garden. Door to;

Garden Room /Study

3.60m x 3.32m (11'10" x 10'11")

Two useful storage cupboards, one housing the wall mounted gas combination boiler, door to the side passageway which in turn leads to the garage. Window and door to the rear garden.

First Floor Landing

Access to loft space, window to the side with a view towards the sea. Doors to;





Bedroom 1

3.66m x 3.63m (12'0" x 11'11")

Two windows to the front aspect with views towards the sea and East Devon coastline beyond. Built-in double wardrobe.

Bedroom 2

4.48m x 3.66m (14'8" x 12'0") into door recess.

Window overlooking the rear garden. Built-in wardrobe.

Bedroom 3

3.32m x 2.41m (10'11" x 7'11")

Window overlooking the rear garden.

Bathroom

Currently arranged as a shower room and finished with fully tiled walls and nonslip flooring. Fitted with double shower enclosure with electric shower, wash hand, basin and WC. Heated towel rail, opaque window.

Outside

To the front of the property the garden has been gravelled for easy maintenance and could be altered to provide extra parking in addition to the driveway which leads to the garage.

Garage

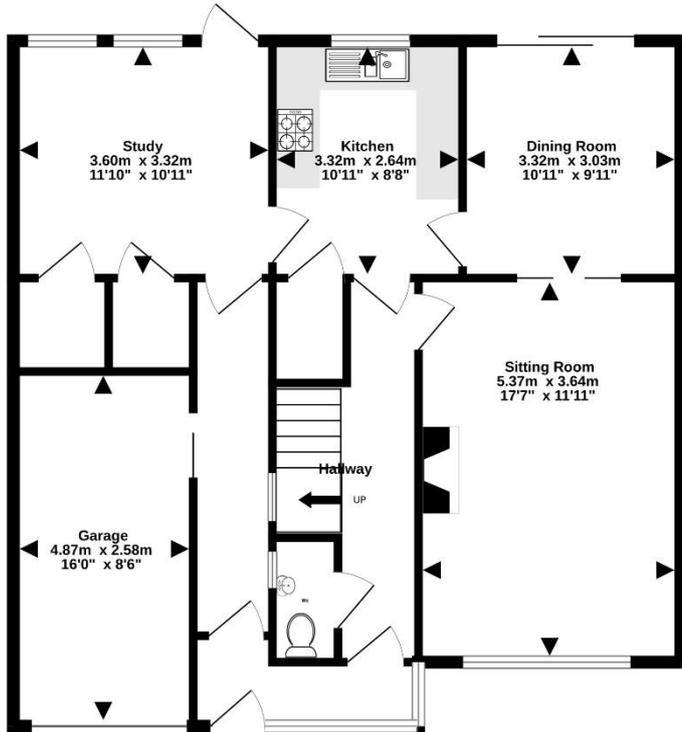
4.87m x 2.58m (15'12" x 8'6")

Up and over door, power, points and light. Courtesy door to the side passage.

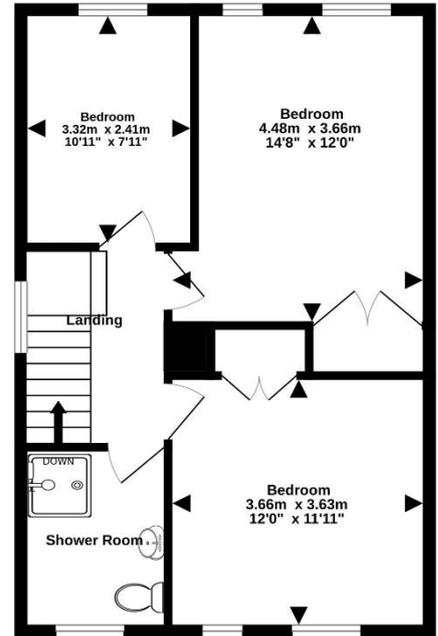
A pathway to the side of the property leads to the enclosed rear garden, which enjoys a sunny aspect and a high degree of privacy with a mature hedge boundary to the rear. A paved patio area provides a secluded place to enjoy the sun and there are shrub borders and lawn. Garden shed.



Ground Floor
84.9 sq.m. (914 sq.ft.) approx.



1st Floor
48.8 sq.m. (525 sq.ft.) approx.



TOTAL FLOOR AREA : 133.7 sq.m. (1439 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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19 Queens Street, Dawlish, Devon, EX7 9HB
Telephone: 01 626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



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