

# West Cliff Park Drive, Dawlish, EX7 9EL



Well presented link 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 spacious accommodation has been updated by the current owners and comprises, reception hall, cloakroom, living room, kitchen/diner, utility, three double bedrooms, bathroom. Secluded garden, garage and parking.

Tenure: Freehold. Council Tax Band : D EPC – C.

£375,000

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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 well presented accommodation has been updated to create great living space with a modern kitchen/diner which opens onto the rear garden being the real heart of the home and perfect for entertaining throughout the year. It 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, a lovely open outlook over the town as well as towards the sea and East Devon coastline can be enjoyed. To the front of the property there is plenty of parking in addition to the garage and the attractive rear garden enjoys a high degree of privacy and a sunny aspect.

### **Accommodation**

Front door to;

### **Reception Hall**

Stairs to the first floor, window to the side aspect and doors to;

### **Cloakroom**

Fitted with a vanity wash hand basin and WC. Heated towel rail, tiled flooring and splash backs, opaque window.

### **Sitting Room**

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

Log burner with recess to side for log storage, picture window with an open outlook to the front aspect, arch to;

### **Kitchen/Diner**

**5.78m x 3.30m (18'12" x 10'10")**

Fitted with a comprehensive range of modern cupboard and drawer base and wall units with integrated dishwasher, built in eye level electric double oven and induction hob. Space for fridge freezer, larder cupboard, window to the rear and patio doors to the garden. Door to;

### **Utility**

**3.60m x 1.82m (11'10" x 5'12")**

Fitted with cupboard and drawer base and wall units, plumbing for washing machine and space for tumble dryer, door to the garage and large window and door to the rear garden.





### First Floor Landing

Window to the side aspect, access to loft space and doors to;

### Bedroom 1

**3.63m x 3.61m (11'11" x 11'10")**

Two windows to the front aspect with an open view over the town towards the sea and East Devon coastline beyond, built in wardrobe.

### Bedroom 2

**4.42m x 3.27m (14'6" x 10'9")**

Two windows to the rear aspect and built in wardrobe.

### Bedroom 3

**3.30m x 2.41m (10'10" x 7'11")**

Window to the rear aspect.

### Bathroom

Finished with fully tiled walls, and fitted with bath with shower over, pedestal wash hand

basin, WC. Radiator, cupboard housing gas boiler, opaque window.

### Outside

To the front of the property is an area of lawn with attractive shrub borders. A gravelled area provides parking in addition to the brick paved drive way which leads to the garage.

### Garage

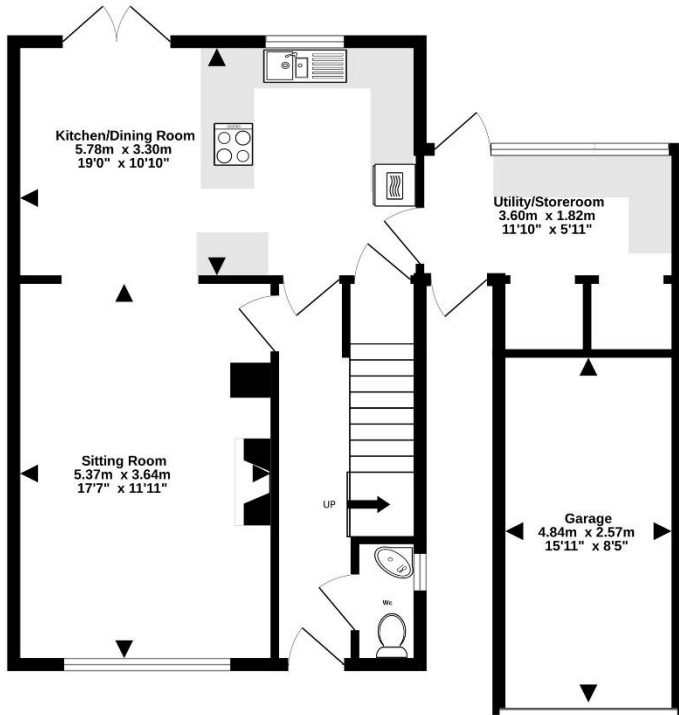
**4.84m x 2.57m (15'11" x 8'5")**

Electric roller door, power points and light.

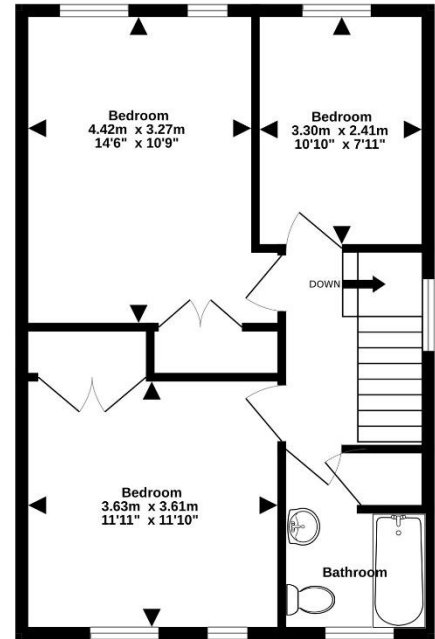
A pathway to the side of the property leads to the sunny rear garden which laid mainly to lawn with thoughtfully designed, raised flower and shrub borders with paved and decked patio areas providing a great place to entertain or relax soaking up the sun.



**Ground Floor**  
69.8 sq.m. (752 sq.ft.) approx.



**1st Floor**  
49.2 sq.m. (530 sq.ft.) approx.



**TOTAL FLOOR AREA : 119.1 sq.m. (1282 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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