

West Cliff Road, **Dawlish**, EX7 9EB



A rare opportunity to purchase this substantial and individual house located in a well regarded area convenient for the town, beach and coastal paths. The accommodation is light and spacious with much of the original character retained. Entrance Hall, Sitting Room, Lounge, Kitchen/Breakfast Room, Cloakroom, Impressive Hall, Galleried Landing, 4 Double Bedrooms, 2 Bathrooms, Large Garden, Parking For Several Vehicles, Garage. Tenure: Freehold. Council Tax Band: E EPC - E.

£550,000

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Location

Situated in a well regarded, tree lined road, Penwerris offers easy access to the town centre with its central lawn and brook, and a range of amenities, shops, cafes and pubs all within half a mile. The mainline railway station is a similar distance and regular bus services run just a few yards from the property. The sandy beach at Coryton Cove is only about a quarter of a mile easy walk.

Accommodation

The property forms half of what was originally a large detached house which we believe was built in the 1920's before being divided to form two properties in the 1950's. Fortunately much of the original character has been retained with high ceilings and large windows providing a light and spacious feel to this comfortable home.

The original grandeur of the property is best illustrated by the impressive hall with its wide staircase leading to a galleried landing. This great space can serve for a variety of purposes such as dining, studying or simply lounging. The property has been sympathetically updated over the years, for example the double glazed windows are set in hardwood frames and the gas central heating is now powered by a range which forms

a central feature in the kitchen/breakfast room. In this room French doors open out onto one of the two main areas of garden which is laid to lawn with well stocked borders and most importantly benefits from the best of the morning sun.

An additional living room has been added which has been designed to also maximise the light and has French doors opening onto a patio and the other area of garden and there is a further sitting room with bay window and log burner.

On the first floor are two double bedrooms, both enjoying a pleasant outlook and a modern bathroom with shower enclosure and bath.

On the top floor are two further double bedrooms, both of which enjoy glimpses of the sea in the distance, ample storage and a bathroom.

Outside

The gardens are a particular feature with lawns, secluded suntrap seating areas, flower beds and a variety of shrubs and fruit trees.

Parking

There is ample space to park several vehicles and there is also a detached garage.





Measurements

Sitting Room

15'11" x 15'1" (4.85m x 4.60m)

Dining/Garden Room

17'5" x 12'0" (5.31m x 3.66m)

Reception/Dining Hall

17'6" x 14'1" (5.33m x 4.29m)

Kitchen/Dining Room

17'6" x 15'1" (5.33m x 4.60m)

First Floor

Bedroom 1

14'0" x 13'5" (4.27m x 4.09m)

Bedroom 2

14'0" x 11'7" (4.27m x 3.53m)

Bathroom

Second Floor

Bedroom 3

17'3" x 9'9" (5.26m x 2.97m)

Bedroom 4

11'11" x 9'5" (3.63m x 2.87m)

Bathroom

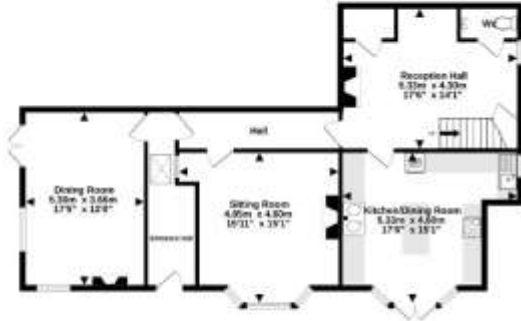
Outside

Garage

18'0" x 9'6" (5.49m x 2.90m)



Ground Floor
94.5 sq.m. (255 sq.ft.) approx.



1st Floor
68.8 sq.m. (239 sq.ft.) approx.



2nd Floor
52.8 sq.m. (569 sq.ft.) approx.



Garage
21.8 sq.m. (235 sq.ft.) approx.



TOTAL FLOOR AREA : 224.6 sq.m. (2417 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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