

West Cliff Park Drive, Dawlish, EX7 9EA



A spacious and reverse level, three bedroom detached home in a sought after location with stunning views over the town, Lyme Bay and along the East Devon coastline. The property benefits from double glazing, gas central heating, modern kitchen and shower room, driveway and a GARAGE. FREEHOLD, COUNCIL TAX BAND - E, EPC - D.

£489,950

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FRASER & WHEELER

FRONT DOOR TO

Access is via steps leading down the front garden and seating area to the uPVC obscure double glazed front door and side windows.

ENTRANCE HALL

Radiator, stairs leading to the lower ground, coved ceiling and doors leading to:

CLOAKROOM

uPVC obscure double glazed window to the side, radiator, wash hand basin with storage below and low level WC.

SITTING ROOM

uPVC double glazed picture window overlooking Dawlish town and towards Lyme Bay, TV point, telephone point, coved ceiling, radiator, feature fire place and door to;

BEDROOM 3/STUDY

uPVC double glazed sliding door leading to the balcony with fantastic views over Lyme bay, radiator and coved ceiling.

BALCONY

A fantastic space with metal balustrade and space for a good size table and chairs taking in the lovely views on offer.

DINING ROOM

uPVC double glazed window overlooking the front garden, radiator, central heating control point,

telephone point, steps to the lounge and doorway leading to:

KITCHEN

A modern selection of base and eye level units with work surfaces over, 1 and a half bowl sink with drainer, mixer tap, fitted fridge/freezer, eye level double oven, induction hob with extractor hood over, loft access, uPVC double glazed window with front aspect and uPVC obscure double glazed door leading to the garage port.

STAIRS LEADING TO LOWER GROUND

LOWER GROUND FLOOR HALLWAY

Airing cupboard with fitted shelves, light, radiator and doors leading to:

BEDROOM 1

uPVC double glazed doors and side window overlooking rear garden, radiator, telephone point, fitted wardrobes and coved ceiling.

BEDROOM 2

uPVC double glazed window overlooking the rear garden, radiator, fitted wardrobes, coved ceiling.

SHOWER ROOM

uPVC obscure double glazed window to the side, half tiled walls, suite comprising shower enclosure, low level WC, pedestal wash hand basin and plumbing for a washing machine.





EXTERNAL STORE

The large under house storage room is accessed via an uPVC obscure double glazed door, houses the combination boiler, gas meter, water tap, lighting and electric point.

OUTSIDE

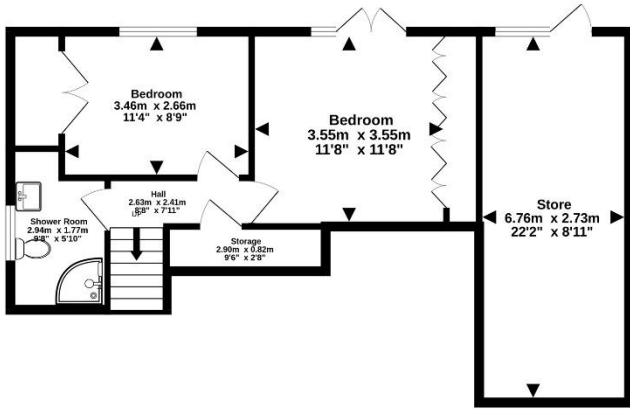
The front of the property is laid to lawn with steps leading down to the front patio area. There is a driveway with parking for two vehicles in front of the garage with steps on either side of the property leading down to the rear garden. The rear landscaped garden is bordered by hedges and is laid to lawn with a paved seating area and an abundance of established plants and shrubs; There is a door leading to the storeroom.

GARAGE

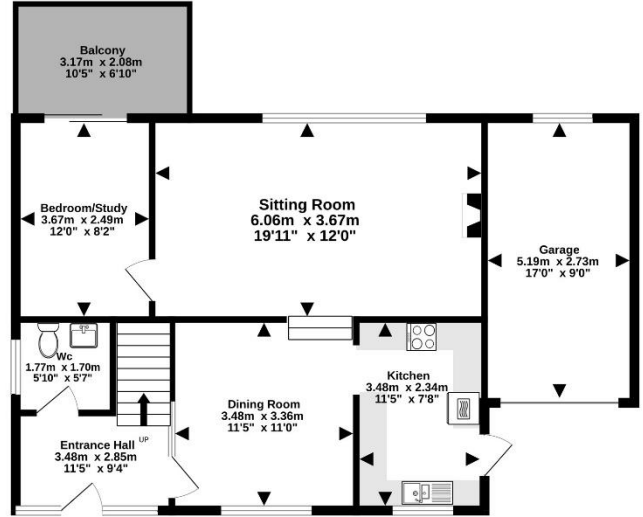
Electric up and over door with power, lighting, consumer unit, smart meter and glazed window.



Lower Ground Floor
55.5 sq.m. (597 sq.ft.) approx.



Ground Floor
75.0 sq.m. (807 sq.ft.) approx.



TOTAL FLOOR AREA : 130.5 sq.m. (1405 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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