

Clifton Place, Dawlish, EX7 9SA



A well presented spacious three bedroom terraced home occupying a quiet tucked away position within the town centre with easy access to local amenities, beach and main line railway station. The property offers gas central heating, double glazing, large living and dining room and two front gardens. FREEHOLD, COUNCIL TAX - C, EPC - D

£299,950

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FRASER & WHEELER

ACCESS

The property is approached from Old Town Street via a pathway leading past neighbouring gardens. A wooden gate leads to the front door and enclosed patio garden. There is also access to the rear of the property via steps down from Penfield Gardens.

ENTRANCE HALL

Stairs to first floor landing, radiator, wall mounted consumer unit, glazed door to dining room and door to:

DINING ROOM

A spacious room currently used as the dining room with uPVC double glazed bay windows and patio doors leading out to the patio garden. Two radiators, and two decorative sliding doors with leaded glass insets leading to the:

LIVING ROOM

A spacious living room with uPVC double glazed window to the rear aspect, feature fireplace with tiled hearth and wooden mantle over. Under stairs storage cupboard, high ceilings and door to:

CLOAKROOM

Close coupled WC, corner wash hand basin and radiator.

KITCHEN

selection of matching shaker style wall and base units with wooden block work surfaces over, Ceramic butler style sink and drainer with mixer tap. space and plumbing for washing machine, tumble dryer and dishwasher. Space for oven range and fridge/freezer. Dual aspect double glazed windows to the side and door leading out to the rear court yard.

FIRST FLOOR LANDING

Split level landing with skylight, access to loft space, good size storage cupboards and door to:

BEDROOM 1

A generous master bedroom with uPVC double glazed bay front window with far reaching views across Dawlish town. Two radiators and two alcove recesses with shelving.

BEDROOM 2

uPVC double glazed window to the rear aspect, fitted double wardrobe with hanging space and shelving, wash hand basin with vanity unit under, radiator and coved ceiling.

BEDROOM 3

uPVC double glazed window to the rear aspect and radiator.





BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, part tiled walls and uPVC obscure double glazed window to the rear and extractor.

CLOAKROOM

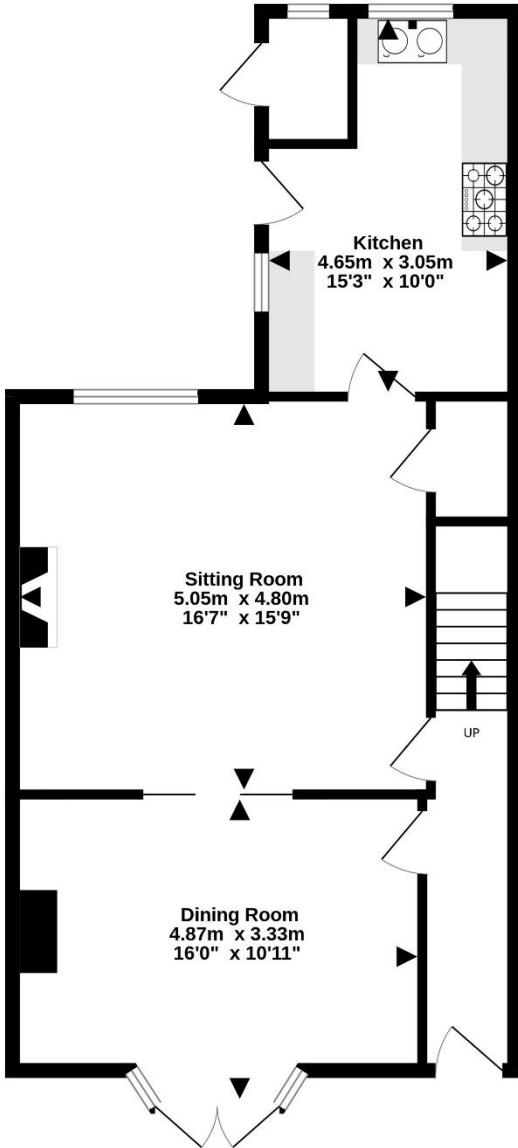
Separate close coupled WC and uPVC double glazed window to the rear aspect and half panelled walls.

OUTSIDE

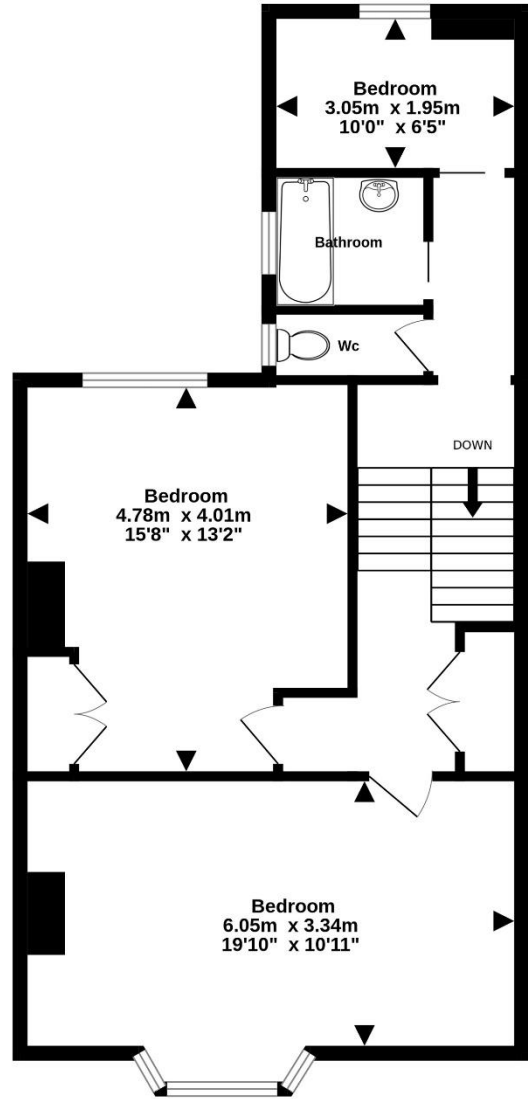
To the front of the property is a secluded patio garden, enclosed with sleepers forming raised planting beds with established shrubs and plants and decorative tiled flooring. To the front of the property a pathway leads down to an additional garden mostly laid to lawn with garden shed. The pathway continues further down to Old Town Street providing level access into Dawlish town centre. The rear yard benefits a garden store which houses the combination boiler. Steps lead up to a patio area with garden shed. The rear of the property can also be accessed via steps leading down from Penfield gardens.



Ground Floor
63.2 sq.m. (681 sq.ft.) approx.



1st Floor
62.3 sq.m. (670 sq.ft.) approx.



TOTAL FLOOR AREA : 125.5 sq.m. (1351 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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