



- SUPERBLY PRESENTED DETACHED PROPERTY
- SITUATED IN HIGHLY FAVOURED WEST CLIFF AREA JUST OUTSIDE OF TOWN
- LARGER THAN AVERAGE GARDEN, PARKING AND GARAGE
- KITCHEN BREAKFAST ROOM
- SITTING/LIVING ROOM, DINING ROOM
- FOUR BEDROOMS
- BATHROOM AND SHOWER ROOM
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

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

**Guide Price £550,000**

A fantastic opportunity to purchase this superbly presented detached property situated in a tucked away position within a favoured residential tree lined road. Offering spacious accommodation and a much larger than average sized garden which is not apparent from a roadside glance. An internal viewing comes highly recommended to appreciate this fantastic property. Accommodation briefly comprising; fitted kitchen, sitting/living room, dining room, four bedrooms, bathroom and shower room, uPVC double glazing, gas central heating, large garden, driveway parking and garage.



## Property Description

Obscure glazed uPVC front door with matching side windows into...

### GENEROUS RECEPTION HALL

With doors to principal rooms, radiator.

### BEDROOM ONE

Dual aspect with uPVC double glazed window to front and side, radiator, power points, television aerial connection point.

### LANDING

With cupboard housing consumer unit and gas meter with coat hanging rail. Additional cupboard above. Door giving access to large storage area. Loft access hatch. Double doors opening to airing cupboard housing pressurized hot water cylinder, slatted shelving.

### BEDROOM

Currently used as a dressing room. uPVC double glazed window to rear, radiator, power points.

### SHOWER ROOM

Obscure uPVC double glazed window to side, white suite comprising concealed cistern flush WC, inset wash hand basin set into comprehensive vanity unit, glazed Quadrant shower enclosure with mains fed shower, tiled splash backs, chrome ladder heated towel rail.

### SITTING ROOM

Large uPVC double glazed window to side aspect enjoying pleasant outlook and views of the rolling hills in the distance, marble fireplace with inset remote control electric fire, power points, television aerial connection point, two radiators. Doorway giving access through to...

### DINING ROOM

uPVC double glazed window to side with similar views to that of the sitting room, radiator, power points, television aerial connection point.





#### HALLWAY

Radiator, recently fitted wall mounted gas boiler, power points.

#### BATHROOM

Obscure uPVC double glazed window to rear, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with wall mounted electric shower, tiled splash backs, radiator, illuminated vanity mirror.

#### BEDROOM

uPVC double glazed window to rear, radiator, power points.

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uPVC double glazed window to rear, radiator, power points.



From the inner hallway, uPVC double glazed back door giving access to rear garden.

#### KITCHEN/BREAKFAST ROOM

Dual aspect room with uPVC double glazed window to front and side aspect, matching range of wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer with filtered water tap, two eye level ovens (one conventional, one steam cooker), four ring induction hob with stainless steel extractor canopy above, integrated fridge and freezer, space and plumbing for dishwasher and washing machine, radiator, power points.

#### OUTSIDE

To the front there is tarmac **DRIVEWAY PARKING** for numerous vehicles. Pathway extending to both side of the property. Timber shed, outside water tap. To the rear the garden is much larger than average and is predominantly laid to lawn and bordered by an array of roses and enclosed by shiplap fencing. A timber gate gives access onto Barton Lane. Large raised patio perfect for entertaining and/or alfresco dining.

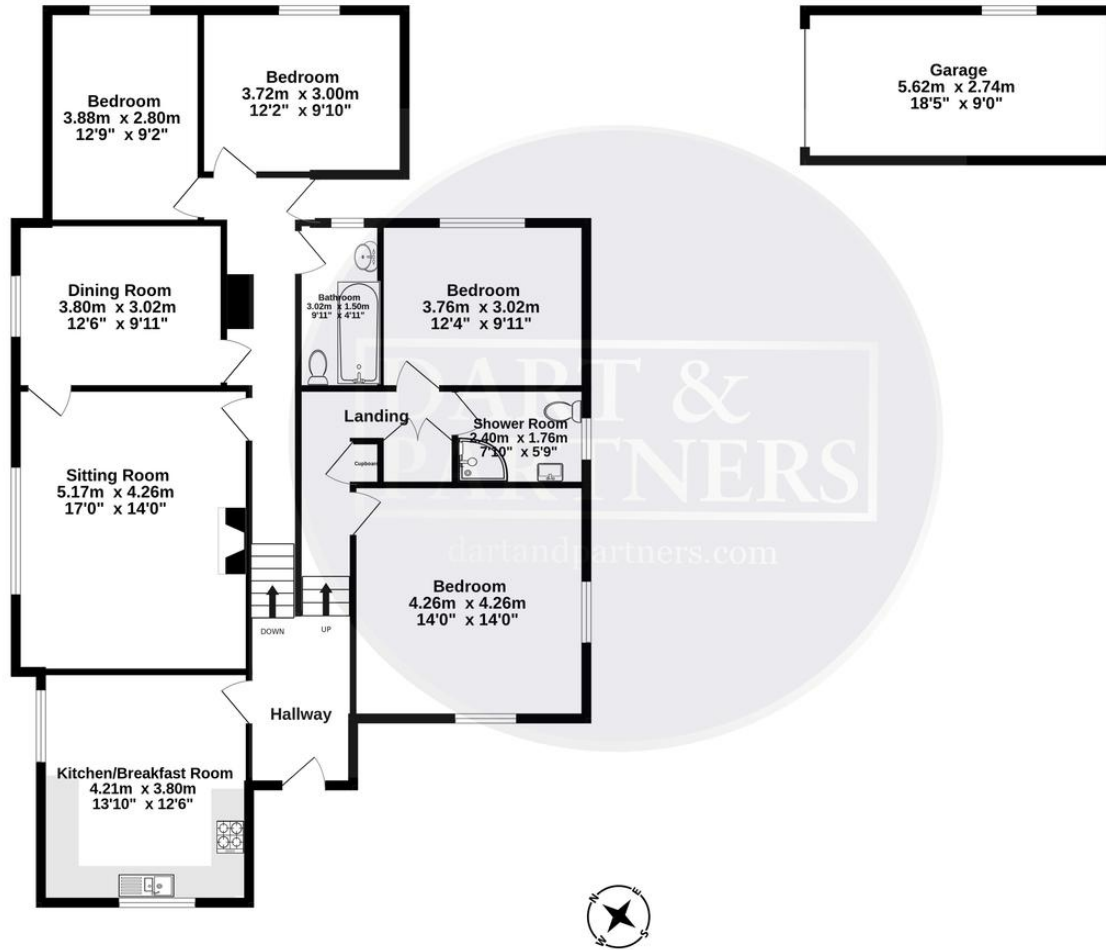
#### GARAGE

Single garage with metal up and over door. Window to side. Power and light.



Ground Floor

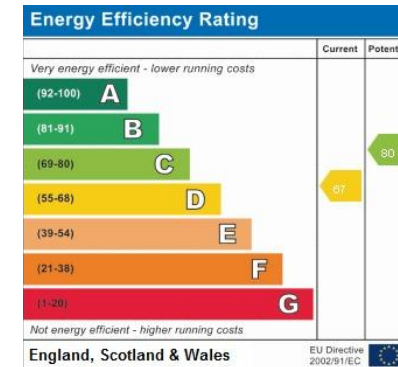
1st Floor



MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band E



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