



- IMMACULATELY PRESENTED SPACIOUS FAMILY HOME
- FOUR/FIVE BEDROOMS
- DRIVEWAY PARKING, SINGLE GARAGE
- SEA AND COASTAL VIEWS
- DELIGHTFUL GARDENS
- SITTING ROOM, FAMILY/DINING ROOM
- KITCHEN BREAKFAST ROOM, PANTRY, UTILITY
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Exeter Road, Dawlish, EX7 0AB

Guide Price £550,000

Offered to the market with NO ONWARD CHAIN is this beautifully presented spacious family home dating back to the 1930's. Eastcliff has extensive family accommodation and sea and coastal views from the upper floors with an attractive level enclosed garden. Accommodation briefly comprising; entrance porch, reception hall, sitting room, family room/dining room, stunning kitchen/breakfast room, pantry, utility room, cloakroom, integral garage, whilst on the first floor are four double bedrooms (master with en-suite), family bathroom, office. Second floor: large games room/bedroom five. Gas central heating and uPVC double glazing. Driveway parking, enclosed rear garden, sea and coastal views. An internal viewing comes highly recommended to appreciate the accommodation on offer.



Property Description

Glazed uPVC front door into...

GENEROUS RECEPTION PORCH

uPVC double glazed windows to front and side aspect, obscure glazed timber front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, power points, useful under stairs storage cupboard.

SITTING ROOM

uPVC bay window to front, radiator, power points, television aerial connection point, marble fireplace and hearth with multi-fuel stove, comprehensive built in shelving/bookcase.

SECOND RECEPTION/FAMILY ROOM

Radiator, power points, television aerial connection point, wall mounted gas fire, ceiling spotlights, squared arch through to...

LARGE KITCHEN DINER

uPVC double glazed windows to rear and sliding patio doors, uPVC double glazed back door giving access out to rear garden, two large Velux windows flood this room with natural light, matching shaker style base units with beech block work surface over, inset stainless steel sinks and drainer, space and plumbing for Rangemaster cooker, stainless steel extractor canopy above, stainless splash back, space for large American fridge freezer, generous breakfast bar, space for large dining table and chairs, corresponding range of units to dining area, shaker style with beech block work surface, under floor heating. Door through to LARGE PANTRY with a range of fitted units and pull out larder unit. Door through to useful under stairs storage with wall mounted consumer unit. Glazed multi-paned double doors opening through to...

UTILITY ROOM

uPVC double glazed back door giving access to side of property, matching range of base units with beech block work surface over, inset stainless steel sink drainer, space and plumbing for washing machine and tumble dryer, chrome ladder heated towel rail, wall mounted gas boiler supplying domestic hot water and gas central heating.





CLOAKROOM

uPVC double glazed window to side aspect, white suite comprising close coupled WC, inset wash hand basin into vanity unit.

Door giving access to rear of garage.

GARAGE

Side uPVC glazed door giving access to side of property. Electric roller door, power and light, wall mounted gas meter.

FIRST FLOOR LANDING

Power points. Door to linen cupboard with shelving.

BEDROOM

With full length uPVC double glazed window to front enjoying wonderful sea and coastal views, radiator, power points, television aerial connection point. Door through to...



GENEROUS EN-SUITE SHOWER ROOM

White suite comprising close coupled WC, pedestal wash hand basin, glazed quadrant shower enclosure with mains fed shower, chrome ladder heated towel rail, shaver socket, obscure uPVC double glazed window to side aspect, extractor fan.

BEDROOM

uPVC double glazed window to rear overlooking the garden, radiator, power points.

FAMILY BATHROOM

Two uPVC double glazed windows to rear, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower attachment, bidet, quadrant shower enclosure with mains fed shower, two chrome ladder heated towel rails, ceiling spotlights.

BEDROOM

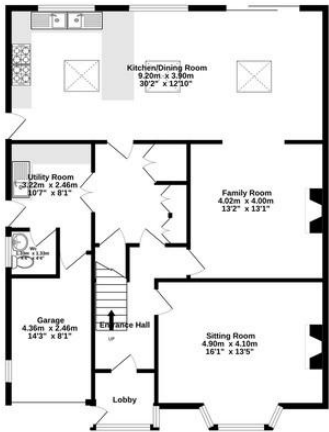
uPVC double glazed window to rear overlooking the garden, radiator, power points, vanity mirror.

BEDROOM

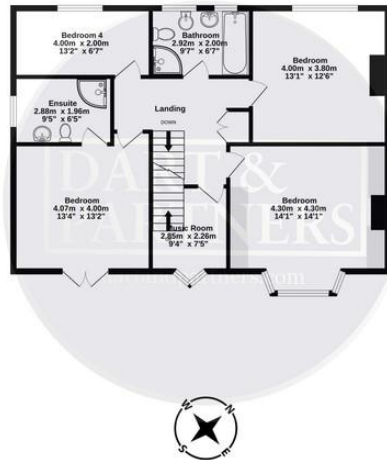
uPVC bay window to front, radiator, power points, an array of built in wardrobes, cupboards and drawer units.



Ground Floor
107.7 sq.m. (1159 sq.ft.) approx.



1st Floor
84.1 sq.m. (905 sq.ft.) approx.

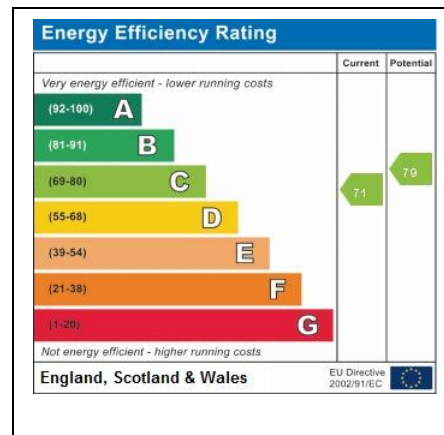


2nd Floor
36.6 sq.m. (394 sq.ft.) approx.



TOTAL FLOOR AREA : 228.4 sq.m. (2458 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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WALK THROUGH OFFICE

Radiator, power points, full length uPVC window to front enjoying spectacular sea and coastal views.

Stairs rising to second floor. LED lighting to stairwell.

SECOND FLOOR

This versatile space has three velux windows to rear, uPVC double glazed window to front enjoying spectacular sea and coastal views. Doors giving access to under eaves storage area, power points, television aerial connection point. Plumbing in place to add an En-suite.

FANTASTIC MASTER BEDROOM SUITE/GAMES ROOM

With plumbing should someone wish to install an en-suite at some stage.

OUTSIDE

To the front is a gravelled driveway providing PARKING for approximately four vehicles bordered by lovely mature plants and shrubs. The rear garden is a true delight and is predominantly laid to lawn with attractive flower beds and planting throughout, providing some welcome shade during the summer months. To the rear of the garden there is a useful timber shed. The slate seat provides a perfect relaxation space. To the side there is gated access to the rear predominantly laid to chippings and has an under cover log and bin storage area.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band E



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements