



A stunning detached four-bedroom bungalow located on a large plot with parking for several cars, garage and large rear garden. Internally there are four double bedrooms, modern kitchen, large lounge and separate dining room. Located a short walk from the town centre and the beach, this property is the perfect family home.

26 West Cliff Road | Dawlish | EX7 9DY





PROPERTY TYPE

Detached Bungalow
Freehold



SIZE

1,649 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Large Garden



EPC RATING

67 D



COUNCIL TAX BAND

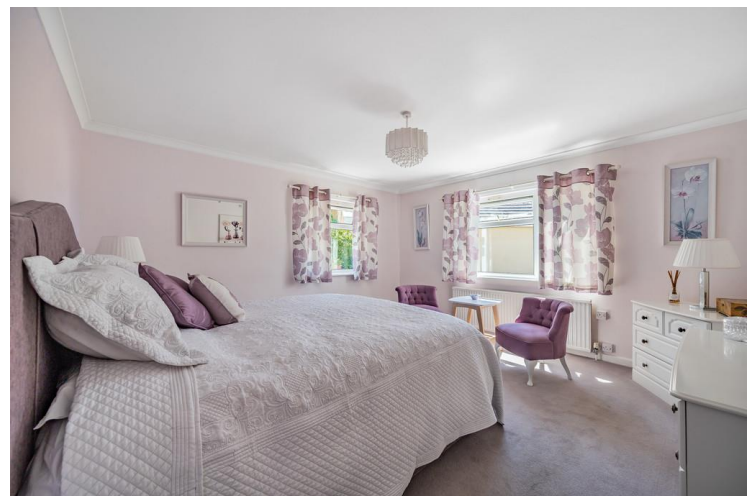
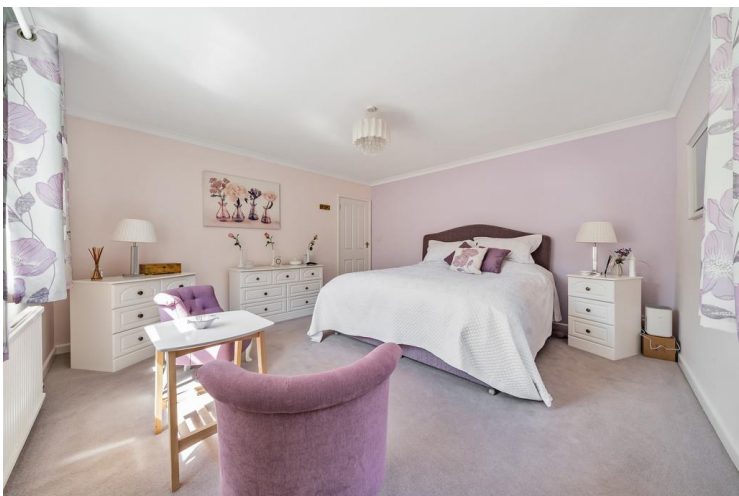
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in a nutshell...

- Detached
- Four Double Bedrooms
- Short Walk to Town Centre and Beach
- Spacious Reception Rooms
- Large Rear Garden
- Driveway and Garage
- Modern Kitchen





the details...

Set back from the road, down a private drive is this stunning four-bedroom detached bungalow. Within a large plot with ample parking, garage and very large garden, this property is the perfect family home.

As you step inside the front door you are greeted by a large hallway running through the heart of the house. The first door on your left takes you into a well set out and modern kitchen/diner. There is plenty of storage space, integral double oven, hob and sink. There is space and plumbing for dishwasher and washing machine.

Back into the hallway and there is a split level within the bungalow. Up three sets of stairs to the right of the hallway leads to two of the bedrooms and one of the family bathrooms. The first room you come to is the main bedroom offering a large and light space with ample room for wardrobes and other storage.

The family bathroom is well presented with a large walk-in shower cubicle, low level WC and wash hand basin built into a vanity unit which offers plenty of storage space.

The second bedroom on this split level is currently used as a dressing room but has enough space for a double bed.

Back into the hallway and we head down three stairs to the second level of this split level bungalow. On the left of the hallway are two doors side by side. The first leads to a very spacious lounge which has a large window allowing a lot of light in as well as a lovely outlook over the garden. There is a feature electric fireplace with surround and mantle. To the rear of the room is a door which leads straight into the dining room.

There is an opportunity to knock through to create a larger space for the living area, have an extra bedroom or to remain as is because both rooms have doors of the hallway and can be kept separate.

To the back of the bungalow there are two further double bedrooms and another family bathroom. This family bathroom on the lower level of the split offers a bath with shower over, low level WC and pedestal wash hand basin with mixer taps over. There is also a door to the back garden at the rear of the house.

As you head down the driveway to this stunning bungalow there is a large amount of parking as well as space for other vehicles such as motorhome or even to store a small boat.

The property also benefits from a garage which has lighting and power and houses the tumble dryer.

To the right-hand side of the property as you look at the front door is an area currently housing a shed and being used as a herb garden.

The garden wraps around the whole bungalow and has many different areas to enjoy. The main garden itself is turfed throughout and bordered by a variety of roses. To the top of the garden is a quiet patio area perfect for garden furniture and an area to host and enjoy the sunshine.

There is a gate at the bottom of the garden that leads to Barton Lane providing a shortcut to walk into the town centre.

Tenure – Freehold
Council Tax Band - E



the floorplan...



West Cliff Road, Dawlish, EX7

Approximate Area = 1483 sq ft / 137.7 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1649 sq ft / 153.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Ashtons Complete (Complete Property). REF: 1023892



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the location...

Dawlish has a great deal to offer with its stunning sandy beaches, local shops, public houses, highly regarded primary and secondary schools ideal for a growing family and a railway station to the town centre of Newton Abbot, Teignmouth and Exeter City Centre where you can find a host of different amenities. This seaside town is also only a short walk away from Dawlish Warren where you can find a host of different activities.

Shopping

Pint of milk: Central Convenience Store: 0.6 miles

Dawlish town centre: 0.7 miles

Supermarket: Sainsburys 2.1 miles

Relaxing

Beach: Dawlish 0.4 miles

Dawlish Play Park: 0.6 miles

Warren Golf Club: 2.4 miles

Travel

Bus stop: Teignmouth Hill 0.2 miles

Train station: Dawlish 0.5 miles

Main travel link: A379 0.2 miles

Airport: Exeter 18.6 miles

Schools

West Cliff Primary Academy: 0.5 mile

Gatehouse Primary Academy: 1.3 miles

Orchard Manor School: 0.8 miles

Orchard Manor School: 0.8 miles

Please check Google maps for exact distances and travel times. **Property postcode: EX7 9DY**





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Tel [01626 870 870](tel:01626870870)
Email teignmouth@completeproperty.co.uk
Web completeproperty.co.uk

Complete
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