



- SPACIOUS DETACHED HOUSE
- ENJOYING LOVELY SEA AND COUNTRYSIDE VIEWS VIEWS
- RECEPTION HALL
- KITCHEN BREAKFAST ROOM, LIVING ROOM DINER
- GROUND FLOOR SHOWER ROOM, FAMILY BATHROOM
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- GARAGE AND PARKING
- NO ONWARD CHAIN

Badlake Hill, Dawlish, EX7 9BA

Guide Price £300,000

A fantastic opportunity to purchase this spacious three bedroom detached house, situated just off the town centre enjoying some lovely views. Accommodation briefly comprising; reception hall, ground floor shower room, integral garage, three bedrooms, bathroom, living room diner, kitchen breakfast room, front and rear gardens, gas central heating, sea and countryside views. The property requires modernisation throughout but offers huge scope.

An internal viewing comes highly recommended to appreciate the huge potential on offer.



Property Description

Obscure glazed timber front door into...

RECEPTION HALL

A generous reception hall with doors to principal rooms and stairs rising to first floor. Radiator, power point. Useful under stairs storage cupboard with power point. Door through to...

SHOWER ROOM

Obscure glazed window to side, white suite comprising close coupled WC, pedestal wash hand basin, glazed corner shower enclosure with mains fed shower, radiator, vanity mirror and light with shaver socket.

BEDROOM TWO

Timber framed double glazed window to rear, radiator, power points.

BEDROOM THREE

Double glazed window and door giving access to rear garden, radiator, power points.

INTEGRAL GARAGE

With metal up and over door, power and light. Opening through to useful under croft STORAGE AREA.

FIRST FLOOR LANDING

Timber framed double glazed window to side, loft access hatch, power points, airing cupboard with factory lagged hot water cylinder and slatted shelving.

FAMILY BATHROOM

Obscure glazed window to front, coloured suite comprising close coupled WC, pedestal wash hand basin, panelled bath with mains fed shower over, tiled splash backs, radiator, towel rail, vanity light and shaver socket.

BEDROOM ONE

Timber framed double glazed window to front enjoying lovely countryside views, range of built in wardrobes and drawers with dressing table area, radiator, power points.





LIVING ROOM DINER

Dual aspect with timber framed double glazed windows to rear and side aspect enjoying sea view. Two radiators, power points, television aerial connection point.

KITCHEN/BREAKFAST ROOM

Timber framed double glazed window to rear, obscure glazed door fiving access to rear garden, matching range of wall and base units with integrated eye level electric oven, four burner gas hob, roll top work surface, inset stainless steel sink drainer, space and plumbing for washing machine and dishwasher, tiled splash backs, power points, space for fridge freezer, wall mounted gas boiler.



OUTSIDE

DRIVEWAY PARKING ahead of the **SINGLE GARAGE**. A pathway gives access to either side of the property, one side via steps, continuing to the rear. Glazed timber shed on hardstanding to the side of the property. Pathway and timber pedestrian gate. The rear garden is predominantly left wild, bordered by mature plants and trees. Raised crazy paved patio seating area enjoying wonderful **SEA VIEWS**.

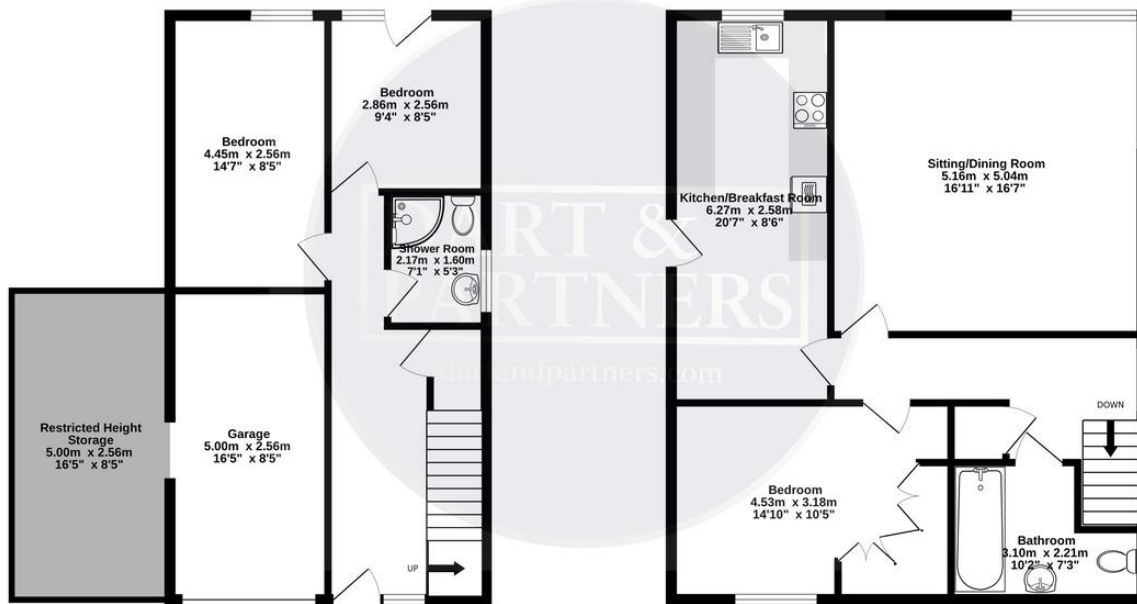
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D



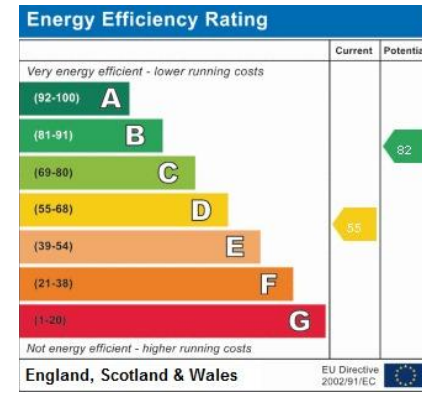
Ground Floor
48.4 sq.m. (521 sq.ft.) approx.

1st Floor
72.0 sq.m. (775 sq.ft.) approx.



TOTAL FLOOR AREA : 120.4 sq.m. (1296 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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