



- DETACHED CHALET STYLE PROPERTY
- SITUATED IN A POPULAR CUL DE SAC LOCATION
- CONVENIENTLY SITUATED FOR ACCESS TO TOWN, AMENITIES AND BEACH
- RECEPTION PORCH, ENTRANCE HALL
- LIVING ROOM DINER, KITCHEN
- THREE BEDROOMS, BATHROOM, CLOAKROOM
- GARDEN ROOM/OFFICE WITH EN-SUITE SHOWER ROOM
- GARDENS, PARKING AND GARAGE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Westcliff Close, Dawlish, EX7 9EN

Guide Price £325,000

An fantastic opportunity to purchase this detached chalet style property offering flexible accommodation. Situated in a popular residential cul de sac conveniently situated to the town centre with all of it's local amenities, train station and beaches. Accommodation briefly comprising; reception porch, entrance hall, living room diner, kitchen, three double bedrooms, bathroom, cloakroom, garden room/office with en-suite shower room, gardens, driveway parking and garage, uPVC double glazing, gas central heating.



Property Description

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A viewing comes highly recommended.

Glazed uPVC front door into...

RECEPTION PORCH

With uPVC window to front and side aspect, obscure glazed aluminium front door opens into...

GENEROUS RECEPTION HALL

With doors to principal rooms and stairs rising to first floor, radiator, power point. Door to...

CLOAKROOM

With obscure uPVC double glazed window to front, white close coupled WC, coloured wash hand basin inset into vanity unit, tiled splash backs.

LIVING ROOM DINER

Dual aspect room with uPVC double glazed window to front and side along with uPVC double glazed sliding doors opening to balcony enjoying the far reaching countryside views. Original tiled fireplace and hearth with timber mantle. Power points, television aerial connection point, two radiators.





GROUND FLOOR BEDROOM/SECOND RECEPTION ROOM

With uPVC double glazed window to front, radiator, power points.

KITCHEN

uPVC double glazed window to rear, comprehensive range of matching wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, inset four ring electric hob with extractor fan above, eye level integrated oven, space and plumbing for washing machine, tiled splash backs, radiator, obscure glazed aluminium door giving access to rear garden.



HALF LANDING

uPVC double glazed window to rear.

FIRST FLOOR LANDING

With poser point, loft access hatch, useful storage cupboard also housing the wall mounted gas boiler supplying domestic hot water and gas central heating. Door through to...

BEDROOM

With uPVC double glazed window to side enjoying wonderful far reaching countryside views, radiator, power points, built in wardrobe with hanging rail and shelving. Door to under eaves storage.



BATHROOM

With obscure uPVC double glazed window to front, white suite comprising close coupled WC, pedestal wash hand basin, panelled L-shaped bath with mains fed shower and glazed shower screen, tiled splash backs, white enamel heated towel rail.

BEDROOM THREE

With uPVC double glazed window to side, built in wardrobe with hanging rail and shelving. Radiator, power points. Two doors giving access to under eaves storage.

LOWER GROUND FLOOR

Accessed independently via a glazed uPVC door. A generously sized room with built in wardrobes and storage cupboards, uPVC windows to the rear, radiator, power points.

UTILITY AREA

With stainless steel sink drainer and cupboards beneath.

Door through to...

SHOWER ROOM

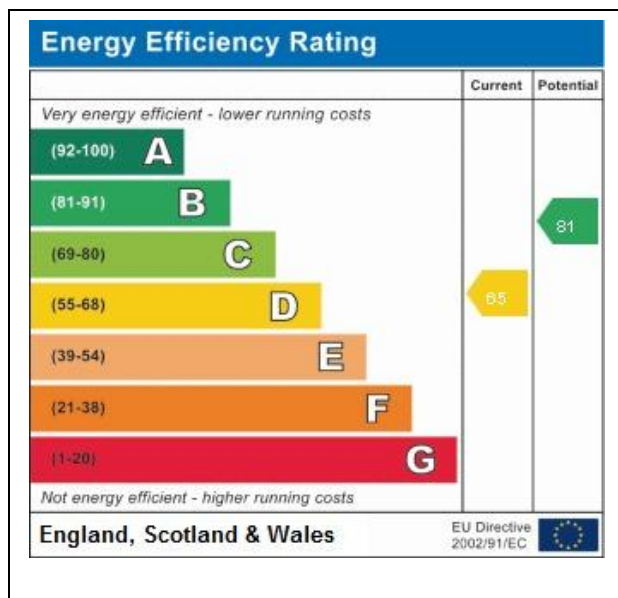
With obscure uPVC double glazed window to front, white suite comprising close coupled WC, pedestal wash hand basin and glazed shower enclosure with mains fed shower and tiled splash backs.

OUTSIDE

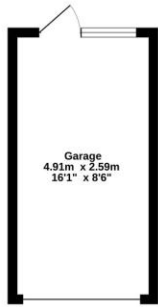
To the front there is **DRIVEWAY PARKING** for a couple of vehicles ahead of the **SINGLE GARAGE** with metal up and over door, uPVC double glazed door and window to rear. Wall mounted electric meter and gas meter. Power and light. The front garden is predominantly laid to lawn with some mature plants and shrubs. A pathway gives access to the front door and wraps right around the property. Rear garden and garden to side also predominantly laid to lawn, bordered by mature hedging and enjoying wonderful far reaching countryside views. Two outside water taps.

MATERIAL INFORMATION - Subject to legal verification

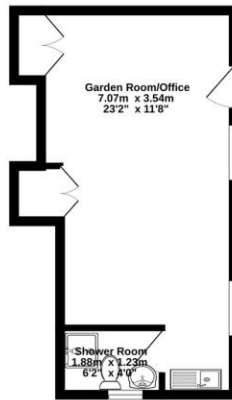
Freehold
Council Tax Band E



Garage
12.7 sq.m. (137 sq.ft.) approx.



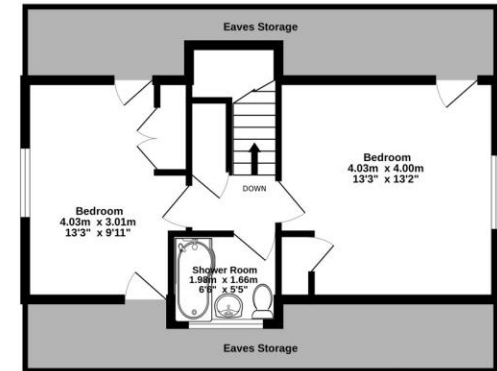
Lower Ground Floor
25.1 sq.m. (270 sq.ft.) approx.



Ground Floor
61.9 sq.m. (667 sq.ft.) approx.



1st Floor
36.8 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA : 136.6 sq.m. (1470 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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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