



- DETACHED FAMILY HOME
- SITTING ROOM, DINING ROOM
- KITCHEN, UTILITY, G/F SHOWER ROOM
- FOUR BEDROOMS, FAMILY BATHROOM
- LOFT ROOM WITH SUPERB VIEWS
- DOUBLE GARAGE, AMPLE PARKING
- LARGE GARDENS WITH DEVELOPMENT POTENTIAL STTP
- MOSTLY DOUBLE GLAZED, GAS C/H, STUNNING VIEWS
- MANY ORIGINAL FEATURES

Priory Park Road, Dawlish, EX7 9LX

Guide Price £700,000

An exciting opportunity to acquire this four bedroom detached house, built in 1925 by a local builder for his own occupation, situated close to town, enjoying stunning sea and countryside views, situated on a larger than average plot and offering further development potential, subject to relevant planning consents. Reception hall, sitting room, dining room, kitchen, utility, ground floor shower room, four bedrooms, large family bathroom, spacious loft room enjoying the most wonderful views, double garage, large driveway parking suitable for several vehicles. Large gardens with future development opportunities STTP. Mostly double glazed, gas central heating. An early viewing comes highly recommended to appreciate the accommodation and opportunities on offer.



Property Description

Timber front door with leaded side windows into....

ENTRANCE PORCH

With coat hanging hooks and shelving, obscure glazed double doors open into....

GENEROUS RECEPTION HALL

Currently used as a dining area. Doors to principal rooms, and stairs rising to first floor, radiator and power point, telephone socket.

SITTING ROOM

Dual aspect with double glazed window to side and squared bay window to front enjoying fantastic sea and countryside views, column radiator, power points, fireplace with slate hearth housing a wood burning stove, timber shelving, picture rails, door opening to....

REAR HALLWAY

With timber back door giving access to the patio and side garden.

GROUND FLOOR SHOWER ROOM

Obscure glazed window to rear, white suite comprising close coupled WC, pedestal wash hand basin, glazed shower enclosure with mains fed shower, tiled splashbacks, radiator, extractor fan.

UTILITY AREA

With one and a half bowl ceramic sink into unit, space and plumbing for washing machine, radiator, window to rear, understairs storage cupboard, power points.

DINING ROOM

Currently used as a study. Square bay window to front enjoying similar outlook to that of the sitting room, column radiator, power points, telephone socket, decorative fireplace, timber shelving and picture rails.

KITCHEN

Dual aspect with double glazed windows to rear aspect and single glazed window to side with a range of solid wood wall and base units with beech block work surface, inset ceramic sink drainer, space and plumbing for dishwasher, space for gas cooker with





stainless steel extractor canopy above, tiled splashbacks, wall mounted gas boiler supplying domestic hot water and gas central heating, radiator, consumer unit and electric meter.

Stairs rising to first floor.

FIRST FLOOR HALF LANDING

Double glazed timber door and matching side window giving access to the rear garden via galvanised steel staircase.

FIRST FLOOR LANDING

Radiator, power point, recessed shelving, loft access hatch with pull-down ladder.

WALK-IN AIRING ROOM

With slatted timber shelving, hot water cylinder, controls for the solar hot water system with panels on the south-facing roof.



BEDROOM 1

Dual aspect with double glazed window to side aspect, double glazed square bay window to front enjoying fantastic sea and coastal views, radiator, power points, built in cupboard with shelving, picture rails.

BEDROOM 2

Double glazed square bay window to front enjoying similar views to that of bedroom 1, radiator, power points, fireplace, comprehensive timber shelving, picture rails.

BEDROOM 3

Dual aspect with double glazed window to side enjoying sea views, obscure glazed secondary glazed window to rear, radiator, built in cupboard with shelving, power points, picture rails.

BEDROOM 4

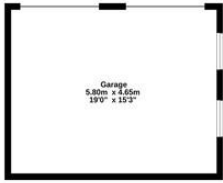
Double glazed door and window to front enjoying stunning sea and coastal views, power point, picture rails.

FAMILY BATHROOM

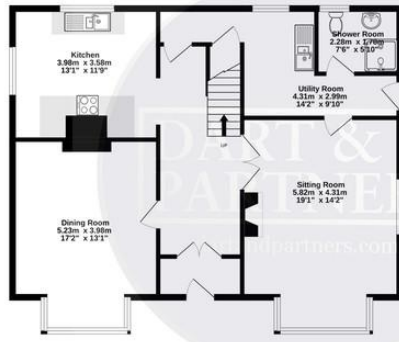
Two obscure glazed double glazed windows to rear. White suite comprising close coupled WC, inset wash hand basin into vanity unit, free standing roll top bath, bidet, large quadrant shower enclosure with mains fed shower, heated towel rail, tiled splashbacks, vanity mirror and light with shaver socket, airing cupboard with pressurised hot water cylinder, slatted timber shelving, small window to side.



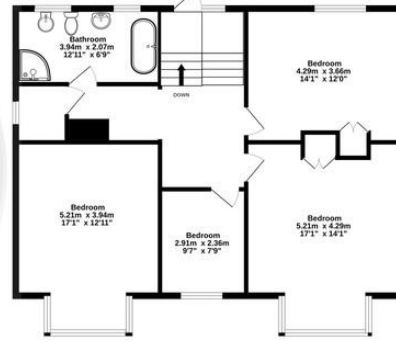
Garage
27.0 sq.m. (291 sq.ft.) approx.



Ground Floor
91.0 sq.m. (980 sq.ft.) approx.



1st Floor
91.0 sq.m. (980 sq.ft.) approx.



TOTAL FLOOR AREA : 209.0 sq.m. (2250 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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LOFT ROOM

With dual aspect double glazed windows to both sides, enjoying wonderful countryside and sea views, fully boarded and insulated room with huge potential to create master bedroom and en-suite or two further bedrooms, the possibilities are endless. Two areas of under-eaves storage, comprehensive shelving, light and power points.

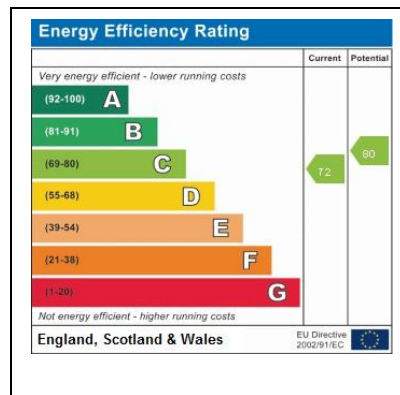
OUTSIDE

Double detached garage with two metal up and over doors, power and light, two windows to side aspect, 16 PV panels and inverter, two cast iron gates lead to large driveway parking for several vehicles, timber shed. The front garden is predominantly terraced and well stocked with an array of mature plants and shrubs with pathway leading to the front of the property. To the side of the property is a generous patio seating area, perfect for entertaining or al-fresco dining with an undercover shelter. A galvanised steel staircase with mezzanine access to the house, leads to the surprising large rear garden which is predominantly laid to lawn. A timber built studio/garden room with glazed door.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band F



The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.



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