



- END TERRACE FAMILY HOME
- LIVING ROOM, DINING ROOM
- KITCHEN, CLOAKROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- FRONT AND REAR GARDENS
- GARAGE
- NO ONWARD CHAIN

West Cliff Park Drive, Dawlish, EX7 9EL

Guide Price £275,000

Offered with no onward chain is this spacious three bedroom end of terrace family home enjoying wonderful sea and coastal views with accommodation briefly comprising reception hall, living room, dining room, kitchen, cloakroom, three double bedrooms, family bathroom, front and rear garden and garage.

An early viewing comes highly recommended.



Property Description

Obscure glazed uPVC sliding door into....

ENTRANCE PORCH

Obscure glazed uPVC front door into....

RECEPTION HALL

Doors to principal rooms and stairs rising to first floor. uPVC double glazed window to side, power points, telephone socket, radiator, useful understairs storage cupboard housing consumer unit and gas meter, door through to....

GENEROUS LIVING ROOM

uPVC double glazed window to front, fireplace, radiator, power points, TV aerial connection point, wonderful sea and coastal views, glazed sliding doors through to....

DINING ROOM

With uPVC double glazed window to rear, radiator, power point.

KITCHEN

Dual aspect with uPVC double glazed window to rear and side aspect, range of wall and base units with inset composite sink drainer, space for electric cooker, fridge freezer and washing machine, tiled splashbacks, power points, radiator, door to larder cupboard with timber shelving, glazed door opens into....

REAR LOBBY

With obscure uPVC double glazed back door giving access out to the rear garden and door through to....

GROUND FLOOR CLOAKROOM

Obscure uPVC double glazed window to rear, mid level WC, wall mounted wash hand basin and chrome ladder heated towel rail, tiled splashbacks.

FIRST FLOOR LANDING

uPVC double glazed window to side, loft access hatch.





BEDROOM 1

Two uPVC double glazed windows to front enjoying stunning sea and coastal views, radiator, power points, built in wardrobes with hanging rail and shelving, airing cupboard with factory lagged hot water cylinder and timber slatted shelving, telephone socket and TV aerial connection point.

BEDROOM 2

Two uPVC double glazed windows to rear, radiator, power points, TV aerial connection point, built in wardrobes.

BEDROOM 3

uPVC double glazed window to front enjoying similar views to that of bedroom 1, radiator, power points, TV aerial connection point, built in wardrobe.



FAMILY BATHROOM

Obscure uPVC double glazed window to rear, coloured suite comprising mid level WC, inset wash hand basin with vanity unit, panelled bath with electric shower and glazed folding screen, tiled splashbacks, radiator, wall mounted electric heater and shaver socket.

OUTSIDE

Fully enclosed rear garden predominantly laid to lawn and bordered by mature plants and shrubs with an area of paved patio. Outside there is a garage situated in a block with metal up and over door. The front garden is predominantly laid to lawn with a pathway giving access to the front entrance.



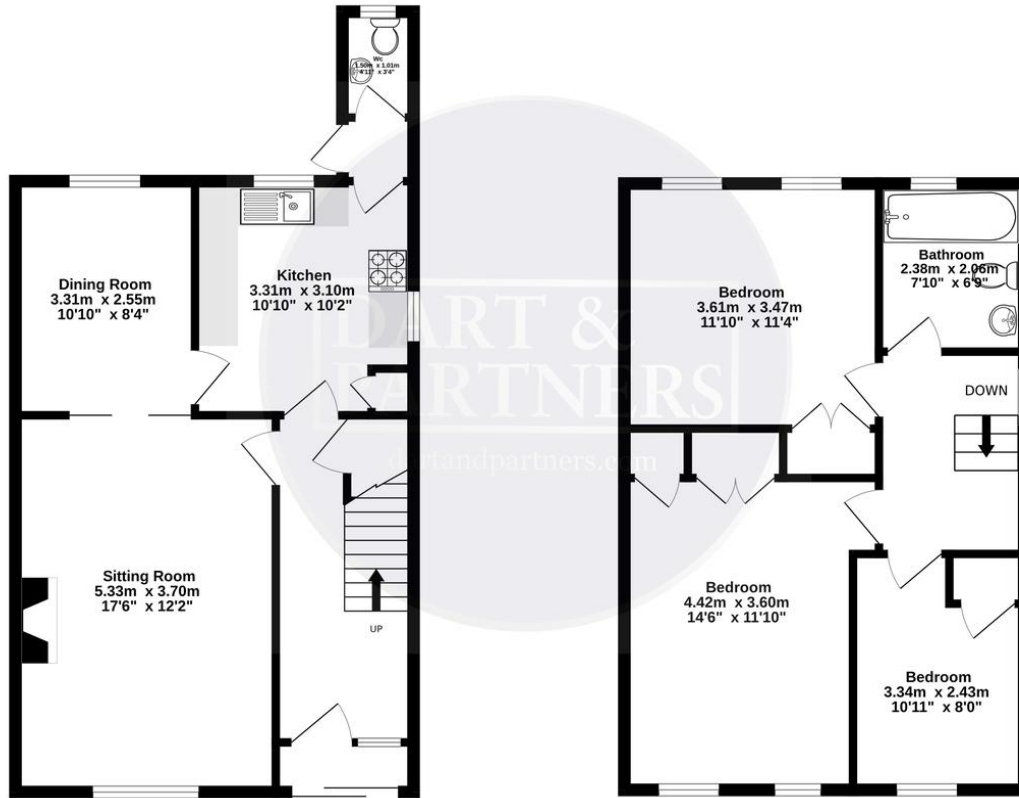
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band C

Ground Floor
50.6 sq.m. (545 sq.ft.) approx.

1st Floor
48.7 sq.m. (524 sq.ft.) approx.



TOTAL FLOOR AREA : 99.3 sq.m. (1069 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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