

1 East Cliff Close

Dawlish, Devon EX7 0ED



£445,000

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

Nestled in a peaceful part of town, tucked away at the end of a quiet cul-de-sac, this charming four-bedroom dormer bungalow offers a perfect blend of privacy and convenience, whilst also providing the option for versatile living. With a spacious garden and large decking, this property promises a tranquil outdoor setting ideal for relaxing or entertaining. A large driveway and attached garage provide ample space for parking, making it perfect for families or those who appreciate a bit of extra room for guests. Large windows throughout the property flood the home with natural light throughout the day, while sliding french doors allow access to the rear garden. Viewings are highly recommended.

Located just a ten-minute walk from the heart of town and the train station, and just 5 minutes from the beach as well as the local primary and secondary schools, this home combines the charm of a serene neighbourhood with easy access to shops, cafés, and amenities, making it a rare find for a family seeking the best of both worlds.

The property also had a previous planning application accepted to build an extension, although work never went ahead. This means, however, that there is the potential to develop with either an extension or an entirely separate annex to the side of the building.

Ground Floor:

Entrance Hall:

When first entering the property, you are greeted with a spacious entrance hall. The T-shaped area allows access to all of the downstairs rooms as well as the stairs, under-stairs storage, and another storage cupboard. The room is heated by a radiator and natural light enters through an opaque front door and window.

Kitchen:

The large kitchen offers all the space you would need to cook a delicious meal, as well as offering plenty of space to store ingredients and utensils. The 5 ring gas burner with an integrated extraction fan and integrated oven provide somewhere to cook. There is also spaces for a fridge/freezer, dishwasher, washing machine and tumble dryer. A large window views to the front garden and there is also a door that leads down some steps to the driveway and garage.

Living Room:

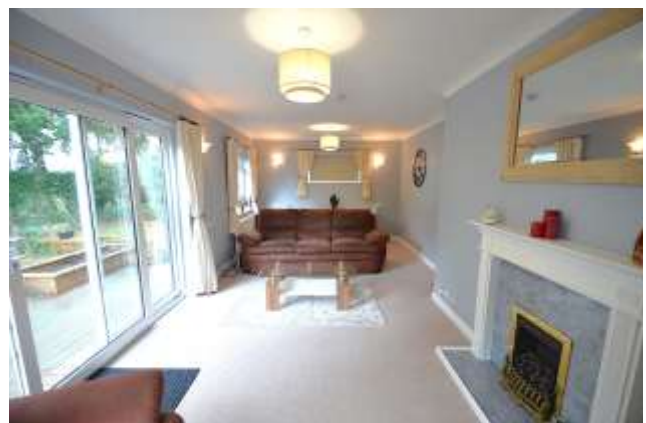
The living room is a large, open area. There is more than enough space to sit and relax, as well as entertain guests. There is currently a sofa and armchair, as well as a 6-seater dining table, showing how versatile the space can be. 2 large windows let in light and views to the garden, whilst a set of french doors offer access to the decking and garden beyond. There is also a smaller window to the side of the property that also allows light. A radiator and integrated gas fireplace heat the room.

W/C:

The downstairs bathroom features a W/C and a round sink. The sink is integrated into a cupboard and a work surface that wraps around one of the walls. The room is heated by a radiator and a large opaque window lets in light from the side of the property.

Bedroom 1:

The downstairs bedroom is a large area that features enough space for a double bed and wardrobe and more if desired. A 6ft window lights the room and views to the side of the property whilst a radiator heats the space.





Second Floor:

Just 4 stairs lead you to the smaller area of the second floor that sits over the garage. Here you will find:

Bedroom 2:

The second bedroom is another large space with more than enough room for everything you would need in a bedroom. Currently used as a children's playroom, the space features integrated storage as well as 2 windows viewing to both the front and rear of the property. The space is heated by a radiator.

Third Floor:

After a standard flight of stairs, you reach the third floor, that would normally only be classed as the second floor. Up here you will find 2 more bedrooms and the main bathroom, as well as more integrated storage.

Bedroom 3:

The third bedroom on the property is another spacious bedroom. It features plenty of space for all bedroom furniture, as well as a large integrated storage cupboard. There is a large window that views to the rear of the property as well as access to the eaves that provides more storage.

Bedroom 4:

The fourth bedroom is the largest bedroom on the property and features more integrated storage space as well as eaves storage. A large window views to the front of the property and there is more





Bathroom:

The main bathroom on the property features a bath with an electric shower, a W/C and a round sink. A large opaque window stretches the length of the wall to flood the room with natural light.

Outdoor Space:

Gardens:

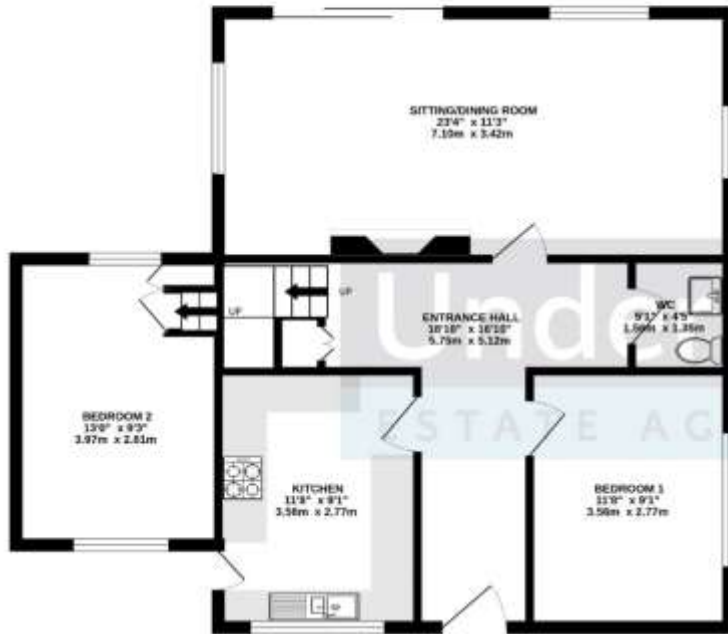
The property features a garden that wraps from the front to the rear around one side of the property. The garden is spacious and has many established plants and shrubs. There is a large fence on all 3 sides of the side and rear parts of the garden providing privacy, whilst a small wall protects the front garden. There is a shed and a greenhouse, as well as a small outhouse that is home to the boiler.

There is a raised wooden decking that allows access to the rear garden from the house, which features a brick surround and planters. There is also a brick path leading around the full perimeter of the side and rear gardens, as well as a series of vegetable plots that are also brick lined.

The side garden is the area that previously had planning permission. That permission extended from the property itself, all the way to the boundary of the property, meaning there is LOTS of room for potential building to be done.



GROUND FLOOR
368 sq ft (33.9 sq.m.) approx.



1ST FLOOR
300 sq ft (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 1125 sq ft (104.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of rooms, windows, doors 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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For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.



29 The Strand, Dawlish, EX7 9PT

01626 245051

Text or WhatsApp 07486 653605

www.underhillproperty.com

admin@underhillproperty.com

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Registered in England & Wales No 15326185. Registered office 5 Orchard Gardens, Teignmouth, TQ14 8DP | Directors: K Lines and M Boxall

Living in Dawlish

The property is a 10-minute walk from the centre of town and only 5 minutes from the beach. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés. The lawn, in the centre of town, is a focal point for community activities and events, including the established annual Dawlish carnival in August each year. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses, one in Teignmouth and the other in Dawlish Warren.



Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision is provided at Exeter College, which is near Exeter University, one of the Russell Group Universities. Both education campuses are conveniently situated near Exeter St Davids mainline station, which is a few stops along from Dawlish station. The mainline train station, also ten minutes' walk away, connects Dawlish to London Paddington, Birmingham and Edinburgh and provides easy access to Teignmouth, Plymouth, the Cathedral City of Exeter, and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community feel.

