

Badlake Hill, Dawlish, EX7 9AY



A spacious 3 bedroom detached house situated just off the town centre with views from the living room and garden. The property is in excellent order throughout and internal viewings are strongly recommended to fully appreciate the accommodation on offer.

FREEHOLD, COUNCIL TAX BAND – D, EPC - C.

£350,000

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FRASER & WHEELER

UPVC DOUBLE GLAZED FRONT DOOR AND SIDE WINDOW TO:

ENTRANCE HALL

Radiator, coved ceiling, stairs leading to the first floor with under stairs storage cupboard. Doors to bedrooms 2, 3 and wet/shower room.

FIRST FLOOR LANDING

uPVC double glazed window to the side, coved ceiling with loft access, fitted airing cupboard housing the gas central heating boiler. Doors to:

KITCHEN/DINING ROOM

6.25m x 2.52m (20'6" x 8'3")

Modern matching base and eye level units with roll top work surfaces over, under counter lighting, stainless steel sink with drainer and mixer tap, 5 ring gas hob with stainless steel extractor hood over and oven below, space for a fridge/freezer, integrated washing machine, tumble dryer and dishwasher, radiator, uPVC double glazed window to the rear and obscure glazed door providing side access.

LOUNGE

5.14m x 5.05m (16'10" x 16'7")

A spacious room with uPVC double glazed window to the side and rear taking in the view over Dawlish and towards the sea, coved ceiling, 2 radiators and wall light points.

BEDROOM 1

4.53m x 3.17m (14'10" x 10'5")

uPVC double glazed window to the front, radiator, coved ceiling and fitted wardrobe.

FAMILY BATHROOM

A quality fitted suite comprising P shaped panelled bath with thermostatic shower and glass screen over, pedestal wash hand basin, WC, fully tiled walls, radiator, spot lights and obscure uPVC double glazed window to the front.

BEDROOM 2

4.46m x 2.55m (14'8" x 8'4")

uPVC double glazed window to the rear, radiator, coved ceiling and fitted bedroom wardrobe.





BEDROOM 3

2.84m x 2.55m (9'4" x 8'4")

uPVC double glazed window and door leading to the rear garden, radiator, fitted wardrobe and coved ceiling.

WET/SHOWER ROOM

Fully tiled walls and floor, thermostatic shower, wall hung wash hand basin, WC, heated towel rail and obscure uPVC double glazed window to the side.

OUTSIDE

To the front of the property is a driveway leading to the garage with a lawned front garden and access to either side of the property. The rear garden is mainly laid to lawn with timber fence surround and steps up to a large decked seating area taking in the view over Dawlish and towards the sea.

GARAGE

Electric door, light and power connected. The garage is spacious and could be used as a workshop.





Ground Floor



1st Floor



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