

Badlake Hill, **Dawlish**, EX7 9BA

Views of the nearby countryside and over the town towards the sea in the distance, can be enjoyed from this spacious detached house on the upper fringes of the town. The accommodation offers bright open plan living space and kitchen, 4 double bedrooms, family bathroom and shower room. Integral garage and parking, large area of decking ideal for enjoying the open views.

Tenure: Freehold. Council Tax Band: D EPC: C

£430,000

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Location

Situated on the upper fringes of the town the property is approximately half a mile from the town centre where there is a range of independent shops, eateries and pubs as well as the beach and mainline railway station. Just a few yards from the property are miles of country lanes and bridal ways, ideal for long walks.

Accommodation

The property has been built to a reverse level design in order to allow for the views to be enjoyed from the living space and it is fitted with uPVC double glazed windows and gas central heating with radiators to all principal rooms.

Entry to the property is into the hall way with fitted storage cupboards. On this level are two smaller double bedrooms, one of which has French doors to the rear garden and a fully tiled shower room which is fitted with a white suite.

On the first floor are two large double bedrooms both of which enjoy the views to the nearby countryside. The family bathroom is fitted with a white suite with shower over the bath. The 'L' shaped living space is open plan with full height windows allowing light to flood in and the views to

be fully appreciated and French doors open out onto the rear garden.

The kitchen is fitted with a range of white cupboard and drawer base units with wood effect work surfaces and built in electric double oven and hob and plenty of space for appliances.

Outside

To the front of the property the garden is filled with a variety of shrubs. Paths either side lead to the rear where there is an extensive decked area perfect for relaxing and entertaining whilst enjoying the open, sunny aspect and 180 degree view over the town, countryside and towards the sea. Steps lead down to a lower drying area and there is a sloping grassed area to the side.

Parking

To the front of the property is space for two vehicles and access to the integral garage with power and lighting.





Measurements

Ground Floor

Bedroom 3

4.44m x 2.61m (14'7" x 8'7")

Bedroom 4

4.44m x 2.57m (14'7" x 8'5")

Shower Room

2.24m x 1.54m (7'4" x 5'1")

First Floor

Living Room

5.44m x 4.46m (17'10" x 14'8")

Kitchen/Dining Area

7.40m x 2.80m (24'3" x 9'2")

Bedroom 1

4.84m x 3.37m (15'11" x 11'1")

Bedroom 2

4.34m x 3.29m (14'3" x 10'10")

Bathroom

3.29m x 1.85m (10'10" x 6'1")

Outside

Garage

6.35m x 2.50m (20'10" x 8'2") maximum





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