

West Cliff Park Drive, Dawlish, EX7 9ER



An immaculately presented reverse level four double bedroom detached home with stunning views over Dawlish to the sea and across Lyme Bay. The property has been extended with front and rear balcony's, a double garage and workshop. The modern kitchen benefits from a range of integrated appliances. The internal fixtures and fittings are of an excellent quality throughout.

With off road parking for several cars, a good size rear garden and storage. FREEHOLD, COUNCIL TAX BAND - E, EPC – C.

Guide Price £650,000

01626 862379

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FRONT DOOR AND SIDE WINDOW TO

ENTRANCE HALL

A bright and spacious entrance hall with stairs leading to the first floor sitting room and doors to the ground floor rooms.

SITTING ROOM

The stairs open into this light and very spacious room with a small window to the front and double sliding glass panelled doors open onto a balcony with glass and stainless steel balustrade to make the most of the beautiful view. Doors leading to the principal rooms.

KITCHEN

A stainless steel one and a half bowl sink sits beneath a window overlooking the rear garden. There are more white bevelled wall and base units and granite work tops over. Integrated appliances include a double oven, microwave, under counter fridge and dishwasher as well as a Range Master Gas hob and extractor.

BREAKFAST ROOM

With a granite breakfast bar, white bevelled wall and base units with satin chrome metal handles and a wine rack, a square arch flows into the;

DINING ROOM

Laid to wood flooring with double sliding doors onto an external balcony overlooking the rear garden. There is also a window to the rear providing plenty of natural light.

CLOAKROOM

Modern suite comprising low level WC, wash hand basin and window to the rear of the property.

BEDROOM 1

With a range of bespoke fitted wardrobes, a window overlooks the front of the property with stunning views towards the sea and door to:

DRESSING ROOM

Window to the rear, fitted wardrobe, TV recess and door to:

EN SUITE SHOWER ROOM

Tiled walls, with a low level WC, wash hand basin with storage below and fitted shower enclosure, spot lights and heated towel rail.

GROUND FLOOR HALLWAY

Access to:

BEDROOM 2

A versatile room currently used as a studio with wood flooring, two windows looking onto the rear garden, cupboard housing the gas central heating boiler and door to:

EN SUITE SHOWER ROOM

Modern suite comprising double shower enclosure, WC and wash hand basin.

BEDROOM 3

Currently used as an office, with a window to the front of the property and a range of fitted wardrobes and drawers. There is a concealed pull down double bed.

BEDROOM 4

A window to the rear garden, fitted wardrobes and base units





BATHROOM

A modern white three piece suite comprising of a low level WC, a wash basin housed in a vanity unit and bath with a shower over. There is also a chrome heated towel rail.

UTILITY ROOM

Modern matching base and eye level units with work surface over, sink unit, space for appliances, uPVC double glazed window and door leading to the rear garden and integral door to:

DOUBLE GARAGE

There is shelving to both sides, electric garage door. There is power and light connected and a further door provides access into:

WORKSHOP

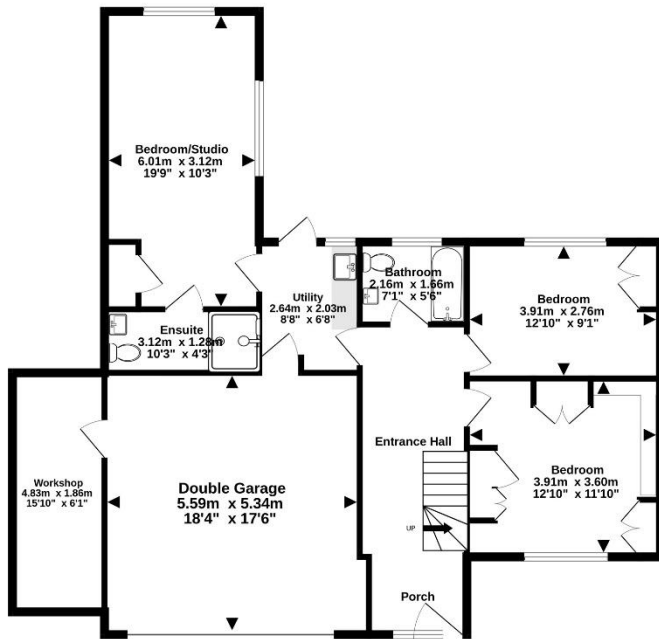
A great additional space with plenty of storage and rear access leading to the garden.

OUTSIDE

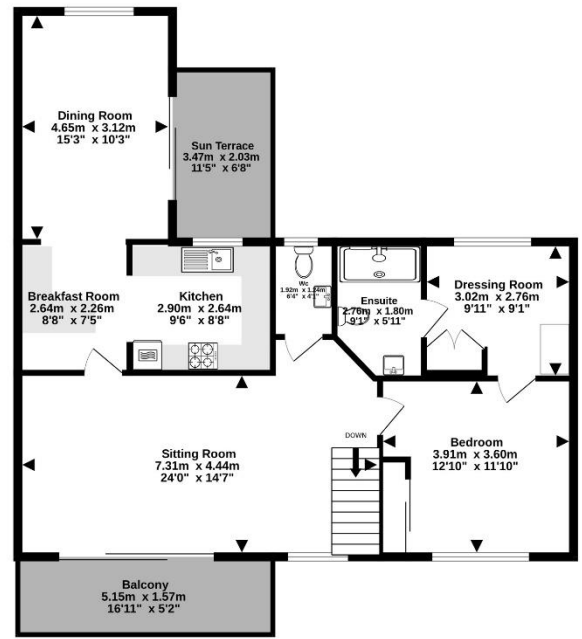
To the front of the property is a brick paved driveway for off road parking, there are some trees and shrubs to the side and access gate leading to the rear garden. The rear garden has a sheltered stone terrace, a brick barbecue and a step up to an exposed circular terrace. Further steps flow up to the lawn and again up to a hard standing area housing a summer house. There is a range of shrubs and plants to the manicured borders.



Ground Floor
106.3 sq.m. (1144 sq.ft.) approx.



1st Floor
85.9 sq.m. (924 sq.ft.) approx.



TOTAL FLOOR AREA : 192.2 sq.m. (2068 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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19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01 626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



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