

## West Cliff Road, Dawlish, EX7 9EB



A beautiful detached family home situated in a sought after residential area just off the town centre, offering spacious and versatile accommodation throughout. The property has extensive gardens and is presented to a very high standard and boasts many character features.

FREEHOLD, COUNCIL TAX BAND - G, EPC - D.

Guide Price £750,000

01626 862379

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**FRASER & WHEELER**



### **FRONT DOOR TO**

#### **ENTRANCE HALL**

Radiator, doors to:

#### **CLOAKROOM**

Radiator, wash hand basin, picture rail, window to the front, door to, WC with Low level W.C and window to the side.

#### **HALLWAY**

Radiator, stairs to first floor landing, doors to:

#### **LIVING ROOM**

Bay windows to the front and side, radiators, picture rail, wood burner with mantle and hearth, television aerial, telephone point.

#### **SITTING/DINING ROOM**

Double doors lead to the garden with adjoining windows, wood burner, radiator, parquet flooring, square archway to dining area with bay window overlooking the garden, radiators, picture rail, parquet flooring.

#### **KITCHEN**

A modern kitchen comprising base cupboards and drawers with worktop over, eye level oven, electric hob with extractor hood over, wall mounted cupboards, sink and drainer with mixer tap, plumbing for a dishwasher, built in fridge, window to the side and rear, radiator, spotlighting, serving hatch to dining room and steps up to:

#### **BREAKFAST ROOM**

Window to the side, radiator.

#### **UTILITY ROOM**

Modern base and eye level units, sink and drainer with mixer tap, space for washing machine, wall mounted boiler, double glazed window to the side, window to the rear, additional appliance space, airing cupboard with hot water tank, door to garden.

#### **STUDY**

Window to the side, radiator, picture rail, storage cupboard.

#### **FIRST FLOOR LANDING**

An impressive spacious landing with double glazed window, radiators, dado rail, picture rail and doors to:

#### **BEDROOM 1**

Double glazed window overlooking the garden, radiator, picture rail, pedestal wash hand basin and views towards the sea.

#### **BEDROOM 2**

Double glazed window overlooking the garden, radiator, picture rail, pedestal wash hand basin, built in wardrobe.

#### **BEDROOM 3**

Double glazed window overlooking the garden, radiator, picture rail, built in wardrobe, built in storage cupboard with drawer beneath a window seat.

#### **BEDROOM 4**

Double glazed window, radiator, picture rail and door to:

#### **EN SUITE SHOWER ROOM**

Suite comprising shower enclosure, Wash hand basin and window.







#### **BEDROOM 5**

Double glazed window to the side, radiator, picture rail, wash hand basin and interlinking door to:

#### **BEDROOM 6**

Double glazed window to the front and side and radiator.

#### **FAMILY BATHROOM**

Suite comprising close coupled W/C, wash hand basin, panelled bath, shower enclosure, storage cupboards, double glazed window to the rear and side, heated towel rail.

#### **WC**

Close coupled W/C, window to the side.

#### **OUTSIDE**

The front of the property is a resin driveway leading to the front door with quarry tiles providing a pleasant covered seating area. To the side of the house is an extremely generous garden predominantly laid to lawn well stocked with a variety of shrubs, trees and plants. Glazed doors open from the lounge onto a paved patio with steps down to the lawn. A pathway extends along the rear of the property where there are two storage sheds and a door to the cellar/basement. There is a further area of lawn to the side and a gate provides rear access to the property via Barton Lane which in turn provides an easy walk to the town centre and local amenities.

#### **BASEMENT**

A really useful space comprising 3 rooms with light and power connected. Please note this area has limited head height.

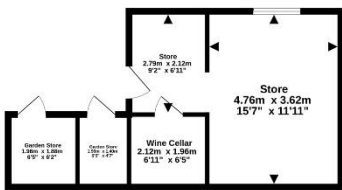
#### **AGENTS NOTE**

The tree at the rear of the garden has a Tree Preservation Order placed on it.

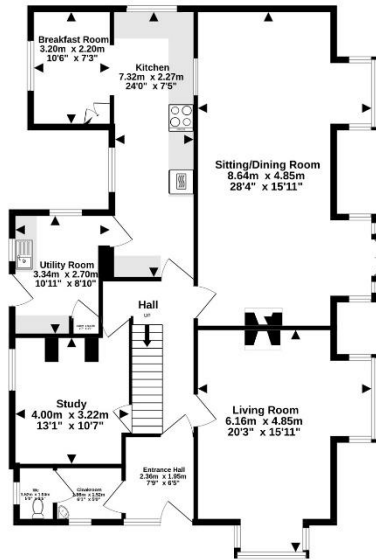




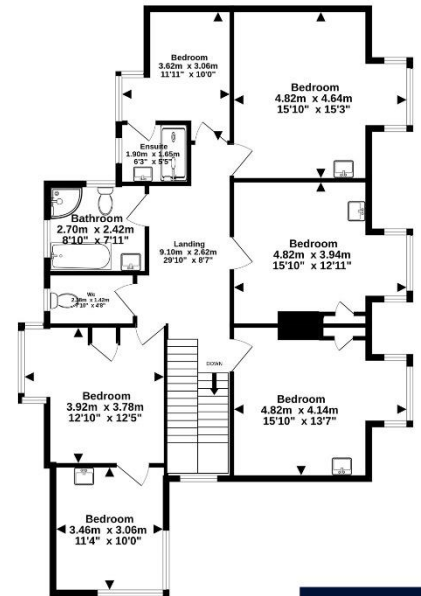
**Basement**  
33.7 sq.m. (363 sq.ft.) approx.



**Ground Floor**  
119.8 sq.m. (1290 sq.ft.) approx.



**1st Floor**  
116.4 sq.m. (1253 sq.ft.) approx.



**TOTAL FLOOR AREA : 270.0 sq.m. (2906 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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