



- SPACIOUS TERRACED FAMILY HOME
- ENJOYING WONDERFUL SEA AND COASTAL VIEWS
- NO ONWARD CHAIN
- ENTRANCE PORCH, RECEPTION HALL
- KITCHEN DINER, SITTING ROOM
- CONSERVATORY, CLOAKROOM
- THREE BEDROOMS, DRESSING ROOM
- BATHROOM, SHOWER ROOM
- FRONT AND REAR GARDENS, GARAGE

**West Cliff Park Drive, Dawlish, EX7 9EL**

**£300,000**

Offered with NO ONWARD CHAIN is this spacious three bedroom terraced family home enjoying wonderful sea and coastal views. Accommodation briefly comprising; entrance porch, reception hall, sitting room, kitchen diner, conservatory, cloakroom, three bedrooms, family bathroom, shower room and dressing room, uPVC double glazing and gas central heating, front and rear gardens, garage. An internal viewing comes highly recommended.



## Property Description

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uPVC double glazed doors into...

### ENTRANCE PORCH

Obscure glazed uPVC front door into...

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, power points, useful under stairs storage cupboard with wall mounted electric meter, timber shelving and light.

### SITTING ROOM

With uPVC double glazed window to front enjoying fantastic sea and coastal views. Radiator, power point, television aerial connection point, feature fireplace with gas fire and marble hearth. Door through to...

### KITCHEN/DINER

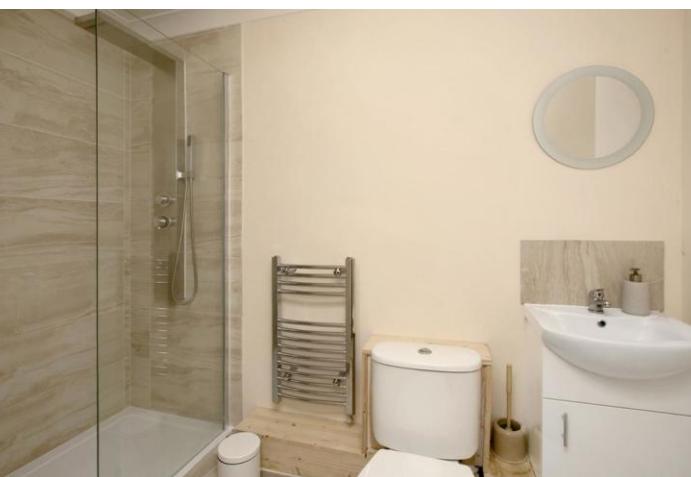
With uPVC double glazed window and double doors to CONSERVATORY. Fully fitted KITCHEN with granite work surface, integrated electric oven and five burner gas hob, stainless steel extractor canopy above, circular stainless sink drainer, space and plumbing for dishwasher, space for upright fridge freezer, power points, DINING AREA with space for dining table and chairs. Radiator, power points. Obscure glazed timber stable door to...

### REAR PORCH

With wall mounted gas boiler supplying domestic hot water and gas central heating. Fitted cupboards. Folding door to...

### CLOAKROOM

With obscure uPVC double glazed window to rear, white suite comprising close coupled WC, wall mounted was hand basin with tiled splash backs.



Folding double doors give access to...

#### CONSERVATORY

Also accessed via the dining room. The conservatory is of a good size with some fitted units, roll top work surface with space and plumbing for washing machine and tumble dryer. Power points. uPVC double glazed back door giving access out to the rear garden.

#### FIRST FLOOR LANDING

With loft access hatch. Power points.

#### BEDROOM ONE

uPVC double glazed windows to rear overlooking the rear garden. Built in vanity unit with inset wash hand basin, chest of drawers, full range of fitted wardrobes with shelving and hanging rail. Radiator, power points, television aerial connection point.

#### FAMILY BATHROOM

Obscure uPVC double glazed window to rear, modern white suite comprising close coupled WC, inset wash hand basin into vanity unit, panelled P-shaped walk in bath with curved glazed shower screen, modern wall mounted shower unit, tiled splash backs, useful linen cupboard, ceiling spotlights, chrome ladder heated towel rail.

#### BEDROOM TWO

uPVC double glazed windows to front enjoying fantastic sea and coastal views. Radiator, power points, television serial connection point.

#### BEDROOM THREE

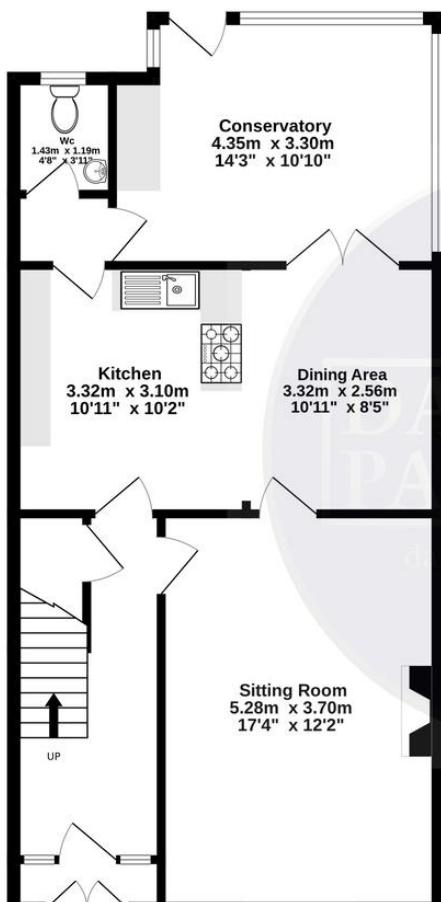
uPVC double glazed windows to front enjoying similar views to that of bedroom two. Radiator, power points, television serial connection point. Built in wardrobe with timber shelving and hanging rail.

#### DRESSING ROOM

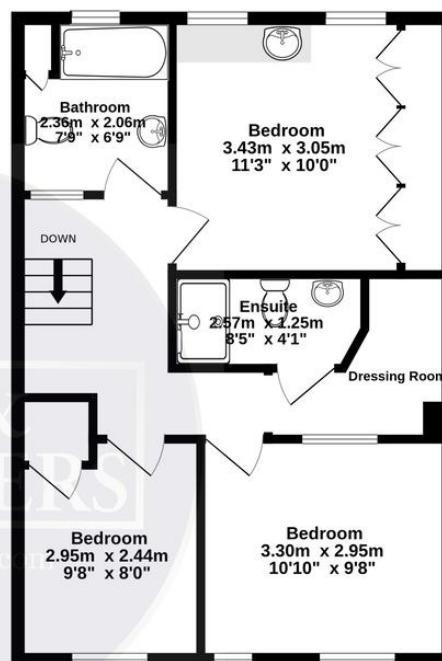
With timber shelving, power points.

Door to...

Ground Floor  
65.5 sq.m. (705 sq.ft.) approx.



1st Floor  
49.1 sq.m. (529 sq.ft.) approx.



## MODERN SHOWER ROOM

Close coupled WC, inset wash hand basin set into vanity unit, walk-in shower enclosure with glazed shower screen, modern wall mounted column shower with fixed shower head and two body jets, tiled splash backs, chrome ladder heated towel rail, extractor fan.

## OUTSIDE

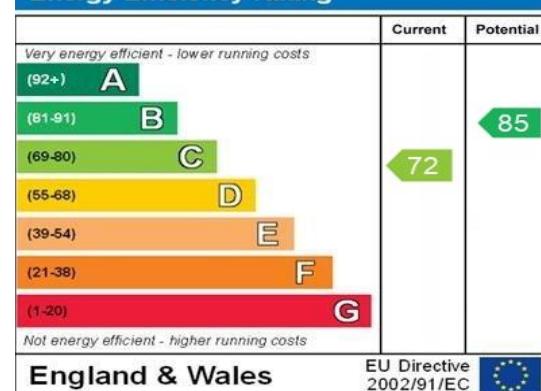
The front garden has been arranged for ease of maintenance and is predominantly laid to slate chippings with some mature plants and shrubs. A pathway gives access to the front door. To the rear, the rear garden again has been arranged for easy maintenance and is bordered by timber fencing, predominantly laid to patio with an area laid to chippings, perfect for potted plants. A timber gate gives access out to the car park.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band C

## Energy Efficiency Rating



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