



Robert Williams

SALES | LETTINGS | AUCTIONS

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£415,000
Freehold

West Cliff Road
Dawlish
Devon
EX7 9QX

West Cliff Road

This spacious 4/5 bedroom detached family home has recently been extensively renovated and extended to a high standard and is in a conveniently located away from the town but only a short, walk to amenities. Accommodation comprises 4 bedrooms bed 5/study, 2 bathrooms large kitchen/dining room, sitting room, and useful under house storage rooms, surrounded by lawned gardens with driveway parking.

The situation...

Dawlish is a seaside town located on the South Devon coast and is a wonderful place to call home. There are almost two miles of beach sheltered from the prevailing westerly wind. There is a beautifully maintained open area in the centre of town with a babbling brook populated by waterfowl including the famous black swans. The town has a theatre, a variety of shops, supermarkets and numerous pubs, restaurants and cafes. Transport links are good with a mainline railway station on the Penzance to London Paddington Line, and a regular bus service. The city of Exeter is a short drive or bus ride away.

Outside: A tarmac driveway provides parking for several vehicles. A level lawn wraps around the rear to the other side of the property with wooden fence boundaries. There is a patio area at the rear large enough for a table and chairs. A gravelled path and steps lead down to a gate giving access to Barton Lane which provides a short pedestrianised level walk to the town. Double doors at the rear of the property, beneath the living accommodation, give access to very useful under house storage with four interlinking rooms with power and light. There is limited head height in this area.



Key Points

Local Authority: Teignbridge Council

Council Tax Band: E

Heating: Gas Central Heating – Double Glazing

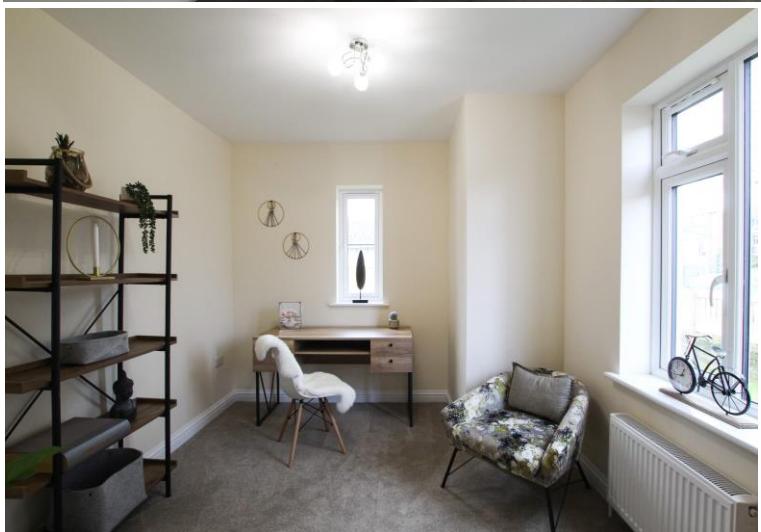
Services: Mains water, drainage, electricity, gas

EPC Rating: C

- Detached 4/5 bedroom Home
- Close to the South Devon Coast
- Fully Renovated to a High Standard Throughout
- Flexible Layout Over Two Floors
- Very Generous First Floor Bedrooms
- Two Bathrooms
- Parking for Several Vehicles
- Garden & Under House Storage

The Property...

Extensively renovated throughout and finished to a high standard the property features quality finishes including oak veneered doors, high quality fittings, new flooring, new kitchen and bathrooms, new appliances, a new boiler and central heating system. The entrance hall gives access to the ground floor rooms and a turned staircase leads to the first floor. The open plan kitchen and dining room with Karndean flooring has a triple aspect and is a great social family space. The modern kitchen features high gloss units below granite work surfaces. Integrated appliances include an electric oven, hob with extractor, fridge and freezer, dishwasher and washing machine. A matching breakfast bar loosely separates the room, and door leads to the driveway and garden. The remaining ground floor rooms are flexible in their use, currently laid out as a sitting room which overlooks the garden, two double bedrooms and a further bedroom/study. There is a part tiled shower room with heated towel rail to serve the bedrooms on this level. Upstairs a Velux window brings plenty of light to the stairs and landing. There are two very generous bedrooms that share the large family bathroom which is fully tiled with a modern white suite including a bath and shower cubicle plus heated towel rail. There is useful eaves storage and a cupboard housing the boiler with a radiator.



Time to find out more...

Call: 01392 204800

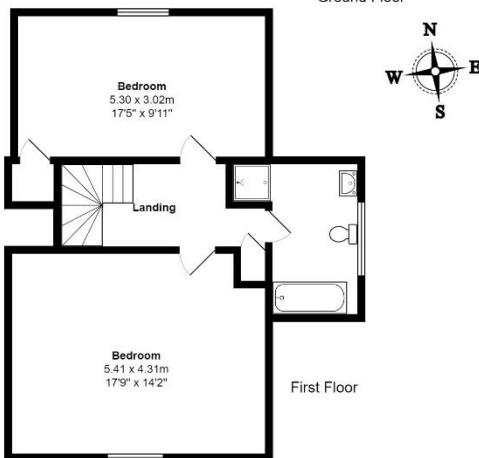
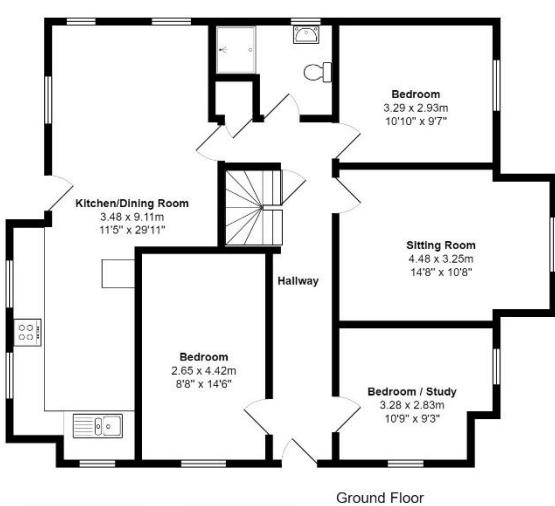
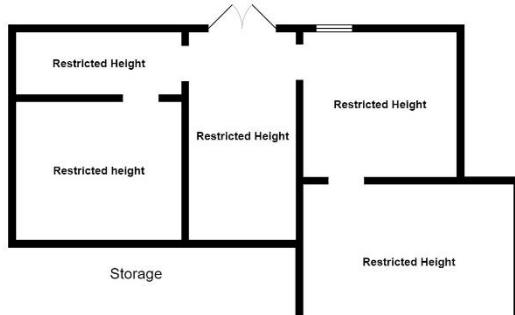
Web: www.robertwilliams.co.uk

Visit: 2 Southernhay West, Exeter, EX1 2RR

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80 agents in the South West



Total Area: 152.3 m² ... 1640 ft² (Excluding Storage Rooms)
 All measurements are approximate and for display purposes only

Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Net energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			