

# West Cliff Park Drive, Dawlish, EX7 9ER



A fantastic opportunity to purchase this 2/3 bedroom detached house situated on the west side of Dawlish with stunning views over the town and coastline. The property is in need of modernisation and benefits from a good size garden, garage and parking.

FREEHOLD, COUNCIL TAX BAND - E, EPC - E.

£399,950

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**FRASER & WHEELER**

### **UPVC DOUBLE GLAZED FRONT DOOR TO:**

#### **ENTRANCE PORCH**

Obscure front door and side window to:

#### **ENTRANCE HALL**

Radiator, coved ceiling airing cupboard stairs leading to the upper and lower levels with doors to:

#### **KITCHEN**

**3.93m x 2.99m (12'11" x 9'10")**

Base and eye level units with work surfaces over, sink with drainer and mixer tap, radiator, uPVC double glazed window to the rear with stunning views, cooker point and door with steps leading down to the reception room/bedroom 3.

#### **LOUNGE/DINING ROOM**

**6.38m x 3.93m (20'11" x 12'11") MAX**

uPVC double glazed patio door leading to the balcony with stunning views over Dawlish and out to sea. Coved ceiling and 2 radiators.

#### **BALCONY**

Wood flooring, metal railings and stunning coastal views.

### **RECEPTION ROOM/BEDROOM 3**

**3.97m x 3.00m (13'0" x 9'10")**

uPVC double glazed window to the front, radiator, coved ceiling and sliding door to:

#### **CONSERVATORY**

**3.47m x 2.92m (11'5" x 9'7")**

uPVC double glazed windows and door leading to the rear garden.

#### **CLOAKROOM**

Obscure glazed window, WC and wash hand basin.

#### **GARAGE**

**5.28m x 3.02m (17'4" x 9'11")**

Metal door, window to the side, light and power connected.

#### **LOWER LANDING**

Coved ceiling, cupboard housing the boiler and doors to:





### **BEDROOM 1**

**3.93m x 3.62m (12'11" x 11'11")**

uPVC double glazed window looking onto the rear garden with views towards the sea, radiator, coved ceiling and door leading to the garden.

### **BEDROOM 2**

**3.93m x 3.01m (12'11" x 9'11")**

uPVC double glazed window again with views and radiator.

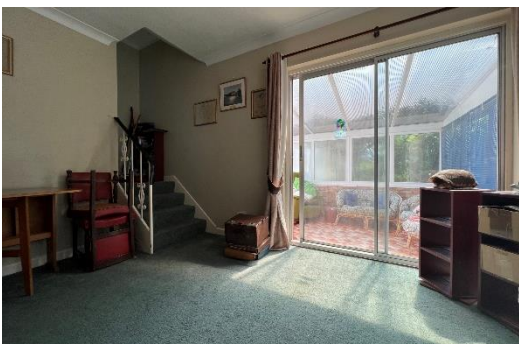
### **BATHROOM**

**2.79m x 2.61m (9'2" x 8'7")**

A spacious room with suite comprising panelled bath, pedestal wash hand basin, WC, shower enclosure and obscure glazed window to the rear.

### **OUTSIDE**

To the front of the property is a driveway leading to the garage, lawned garden, side access and established hedging. To the rear of the property is a good size garden mainly laid to lawn with lovely views and established hedging.





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