



**Dawlish - Open Viewing Event 29/02/20 11:00-12:00. No Prior Viewings**

- Detached Family Home
- 3 Bedrooms
- Spacious Accommodation
- 2 Shower Rooms
- Open Views
- Garage & Driveway
- Generous Rear Garden
- No Upward Chain

Guide Price:  
**£325,000**  
Freehold  
EPC: D65

# 6 Lea Mount Close, Dawlish, EX7 9EP

Thought to date from the 1980s, this attractive detached house is situated in a select cul-de-sac of other similarly aged detached houses on the eastern side of the popular coastal town of Dawlish. Occupying a sizable plot, the property has a double-width driveway and attached garage providing parking at the front whilst to the rear is a particularly long enclosed garden, mainly laid to lawn.

Although benefitting from a gas central heating system and replacement uPVC frame double glazed windows and clearly a loved and cherished property over the years, the house does now lend itself to a degree of modernisation and updating but offers great potential for buyers looking to put their own stamp on a new home.

Located approximately half a mile from Dawlish town centre which offers an excellent range of shops and amenities as well as the beach and railway station.

## The Accommodation

The accommodation is well-proportioned and a feeling of space is immediately apparent on entering through the front door into the reception hallway with wooden floor which measure 20' 4" (6.21m) x 6' 11" (2.11m) and is well-lit with a window to the front and 2 windows on separate aspects above the stairs, flooding the area with natural light. Off the hallway is a spacious shower room/w.c. and a separate plumbed utility room with door into the attached garage. The main reception room runs the full width of the rear of the house and again is an impressively spacious room with 2 windows to the rear, providing much light and enjoying a most open aspect over the surrounding area and beyond. The kitchen overlooks the front of the house and has a door to the side which provides access to the front and rear of the property.

On the first floor, a light and airy landing has an airing cupboard and provides access to 3 good sized double bedrooms; 2 of which enjoy a lovely open aspect to the rear and wet room style shower room/w.c.

## Ground Floor

Entrance Hallway	
Lounge/Diner	25' 0" (7.62m) x 13' 2" (4.02m)
Kitchen	10' 8" (3.24m) x 8' 9" (2.67m)
Utility Room	7' 12" (2.43m) x 7' 10" (2.38m)
Shower Room	
Garage	16' 5" (5m) x 9' 1" (2.78m)

## First Floor

Landing	
Bedroom 1	13' 0" (3.97m) x 9' 11" (3.02m)
Bedroom 2	11' 9" (3.57m) x 9' 11" (3.02m)
Bedroom 3	14' 1" (4.28m) x 9' 7" (2.93m)
Wet Room	

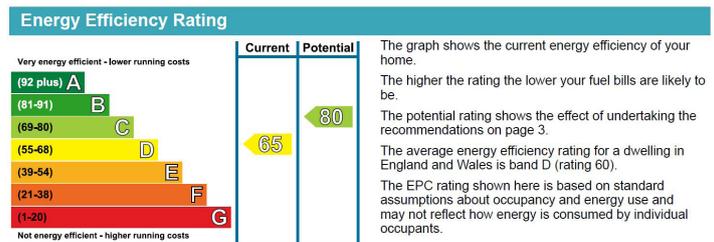
## Outside

Occupying a most generous plot with particularly long, enclosed and level rear garden mainly laid to lawn with 2 sheds and side access pathways.

## Parking

There is an attached garage and double-width driveway.

## ENERGY PERFORMANCE RATING



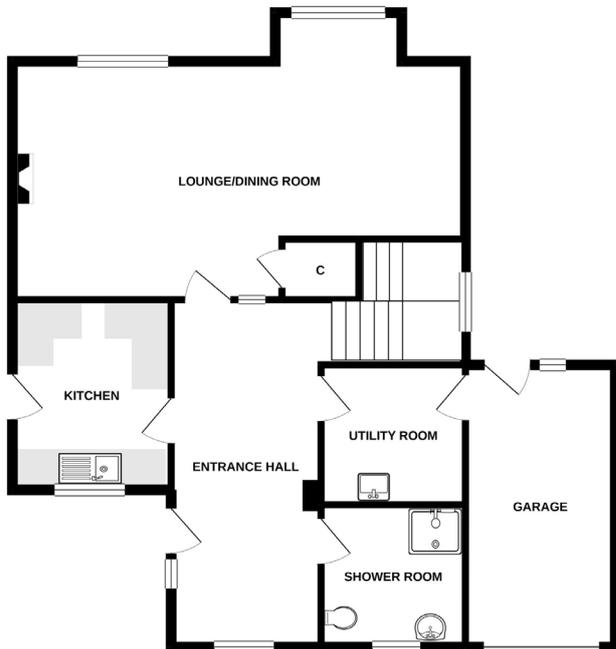
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## FLOOR PLANS

For Illustrative Purposes Only

GROUND FLOOR  
879 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 sq.m.) 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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## Agents Notes

### Tenure

Freehold

### Services

Gas Central Heating. Mains Electricity. Mains Water. Mains drainage.

### Local Authority

Teignbridge District Council

### Council Tax

Currently Band E

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

## Directions

From Dawlish Town Centre, follow the signs for Teignmouth. Proceed up Teignmouth Hill, and take the second right into West Cliff Road then the first left into West Cliff Park Road. Follow the road along and at the fork turn left into Lea Mount Close where the property can be found on the left hand side.