



West Cliff Road
Dawlish
Devon
EX7 9QX

Offers In Excess Of £295,000

bettermove

West Cliff Road

Dawlish

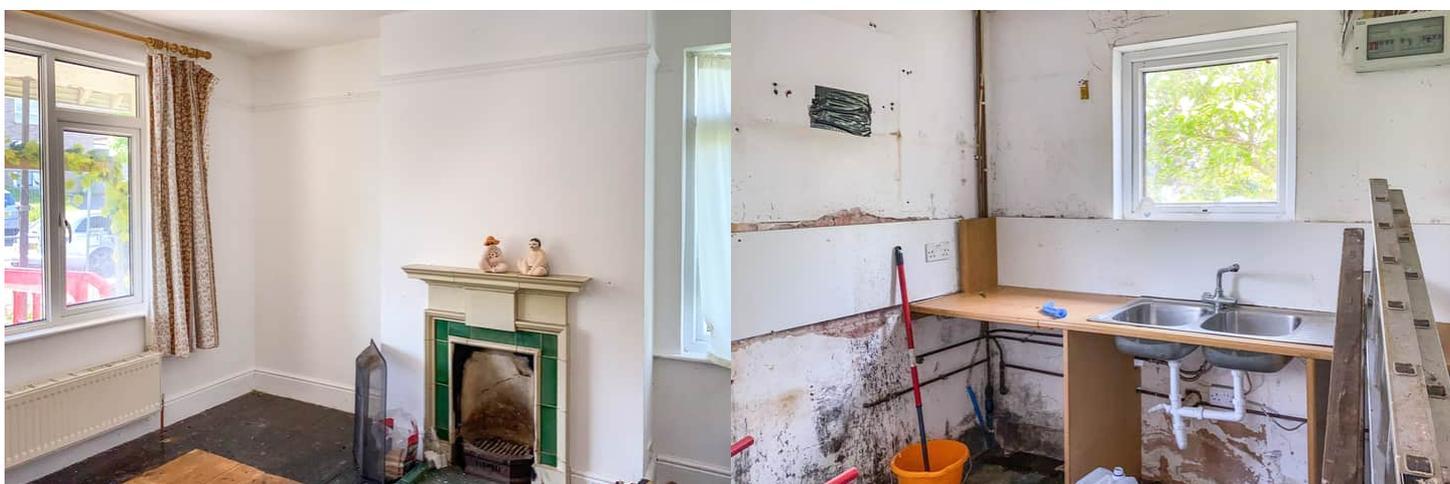
Bettermove are proud to present this 2 bedroom development opportunity with planning consent granted for large extension to side making a five bedroom house in Dawlish available with no forward chain/welcoming cash buyers only.

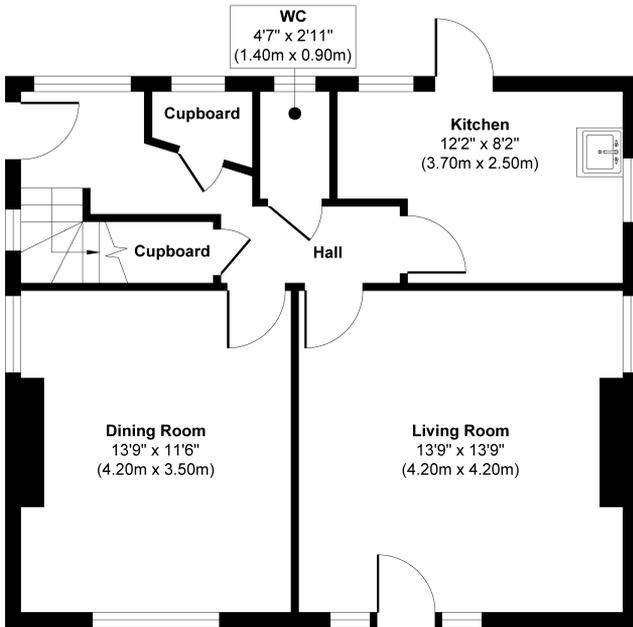
The property benefits from a large plot and has off street parking available.

The council tax band is D.

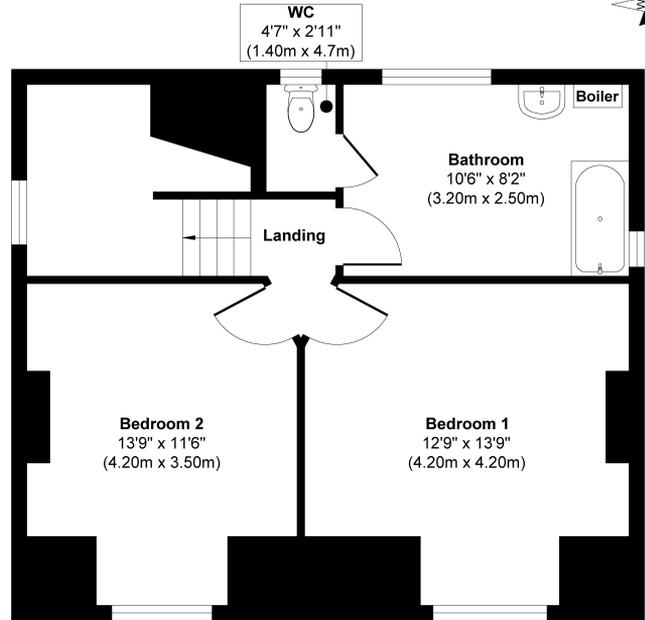
Located in the popular town of Dawlish, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A379, Dawlish train station and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Ground Floor
Approximate Floor Area
570 sq. ft
(53.04 sq. m)



First Floor
Approximate Floor Area
570 sq. ft
(53.04 sq. m)

Approx. Gross Internal Floor Area 1140 sq. ft / 106.08 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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