



Immaculate detached house benefitting from a favoured position on this popular development close to the country park and offering easy access to the beach and a range of amenities. The sunny and private rear garden is a particular delight and the well proportioned accommodation provides a comfortable home for all generations. Reception Hall, Cloakroom, Living Room, Kitchen/Diner, Utility, 4 Bedrooms, En Suite, Family Bathroom. Delightful Garden, Garage and Parking.

Tenure: Freehold. Council Tax Band: E. EPC: B

£500,000

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Location

Situated approximately a mile and a half from the town centre and the beach at Dawlish Warren, the property is ideally located to offer a relaxed lifestyle enjoying the benefits of the locality with the added attraction of a countryside park just a few yards from the property and endless countryside nearby. Day-to-day facilities such as supermarket, bus services, schools and pubs are all within easy reach. Dawlish town centre is renowned for its lawns, beaches and coastline walks. There are a number of local amenities and shops with a mainline railway station (London Paddington). Dawlish is approximately 10 miles from the Cathedral city of Exeter with its regional airport and M5 motorway junction. The immediate countryside is a haven for walkers and further afield are the Haldon Hills and Dartmoor National Park. There are 18 hole golf courses at Dawlish Warren and Teignmouth as well as sailing facilities on the nearby Exe and Teign Estuaries.

Accommodation

This beautiful and much loved home offers welcoming and immaculately presented accommodation fitted with gas central heating and uPVC double glazing. The heart of the home is the bright and spacious kitchen/dining room which runs across the width of the rear of the property with space for a dining table for the entire family and soft

seating; the ideal place to enjoy the sunny aspect and relax looking onto the rear garden. The kitchen is fitted with a comprehensive range of high gloss base and wall units and is complete with electric oven and combination microwave oven and an induction hob. There is a separate utility room. The living room provides a cosy space for the evenings and there is also a useful cloakroom. On the first floor are three double bedrooms and a single bedroom. The two largest bedrooms are at the front of the property and enjoy a pleasant outlook towards the country park. They also have a range of built in wardrobes and there is an en suite shower room to the main bedroom. The family bathroom is also on this floor.

Outside

The garden is a particular delight. The small frontage has a low hedge boundary and small shrubs. The rear enjoys a sunny aspect and a good degree of privacy allowing the paved patio to be enjoyed throughout the day. The garden has been thoughtfully designed and planted with borders stocked with interesting and colourful shrubs and plants.

Parking

To the side of the property the drive provides parking for up to three vehicles and there is a detached garage with power and light.





Measurements

Ground Floor

Cloakroom

1.75m x 1.28m (5'9" x 4'2")

Sitting Room

5.02m x 3.63m (16'6" x 11'11")

Kitchen/Dining Room

7.70m x 4.20m (25'3" x 13'9")

Utility

1.96m x 1.75m (6'5" x 5'9")

First Floor Landing

Bedroom 1

4.30m x 4.04m (14'1" x 13'3")

En Suite

2.55m x 1.29m (8'4" x 4'3")

Bedroom 2

3.84m x 3.29m (12'7" x 10'10")

Bedroom 3

3.41m x 3.15m (11'2" x 10'4")

Bedroom 4

2.78m x 2.10m (9'1" x 6'11")

Bathroom

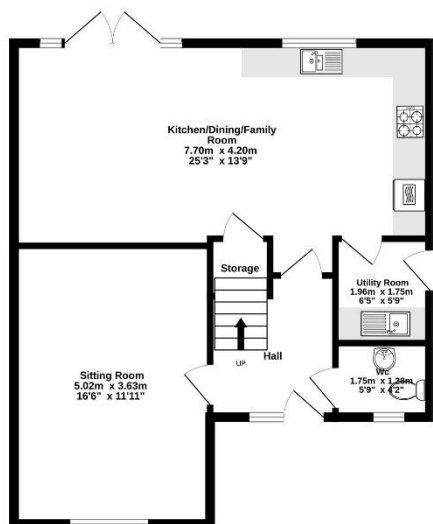
3.03m x 1.77m (9'11" x 5'10")

Garage

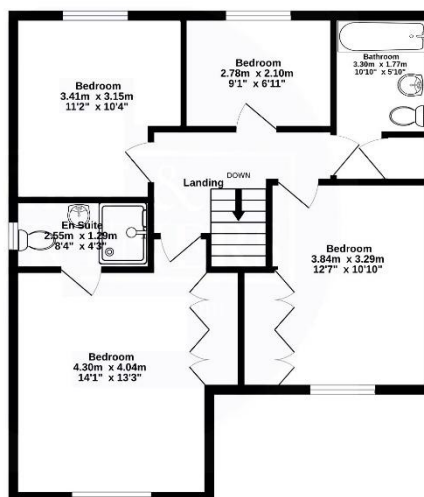
6.07m x 3.41m (19'11" x 11'2")



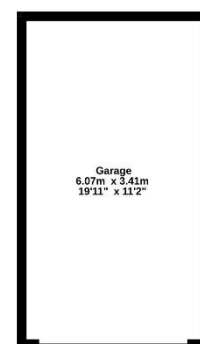
Ground Floor
60.5 sq.m. (651 sq.ft.) approx.



1st Floor
60.5 sq.m. (651 sq.ft.) approx.



Garage
20.7 sq.m. (223 sq.ft.) approx.



TOTAL FLOOR AREA : 141.6 sq.m. (1525 sq.ft.) 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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