

Curlew Way, **Dawlish**, EX7 0FT

Offered with no onward chain, this immaculate detached house is situated on a popular development close to the country park and offers easy access to the beach and a range of amenities. 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

£475,000

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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 by an electric fire; the ideal place to relax looking onto the rear garden. The kitchen is fitted with a comprehensive range of base and wall units and is complete with electric double oven and hob. There is a separate utility room. The living room provides a cosy space for the evenings, with a feature fireplace and electric fire. 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 there is an en-suite shower room to the main bedroom which also has built in wardrobes. The family bathroom is also on this floor.

### Outside

The garden is a particular delight. The small frontage has a low hedge boundary and hydrangea and a pathway leads to the rear garden. Designed for low maintenance the garden has an extensive paved patio which enjoys the sun late into the day, ideal for entertaining. There is artificial grass and borders stocked with a variety of shrubs. To one corner is a further paved seating area under a pergola.

### Parking

To the side of the property is a detached garage with power and light and space to park in front.







## Rooms

Reception Hall

Cloakroom

Living Room

5.11m x 3.54m (16'9" x 11'7")

Kitchen/Dining Room

7.71m x 4.81m (25'4" x 15'9")

Utility

3.29m x 2.00m (10'10" x 6'7")

Bedroom 2

4.17m x 4.06m (13'8" x 13'4")

Bedroom 3

3.41m x 3.11m (11'2" x 10'2")

Bedroom 4

2.79m x 2.50m (9'2" x 8'2")

Bathroom

## First Floor Landing

Bedroom 1

4.36m x 3.54m (14'4" x 11'7")

En-Suite Shower Room

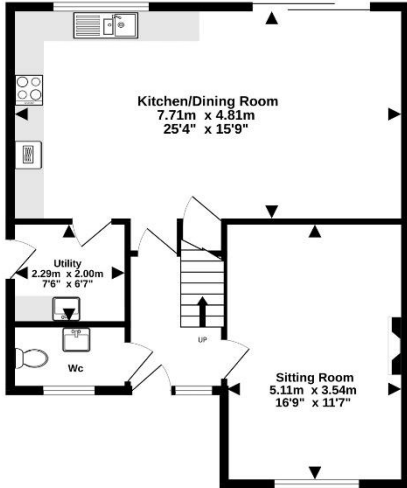
## Outside

Garage

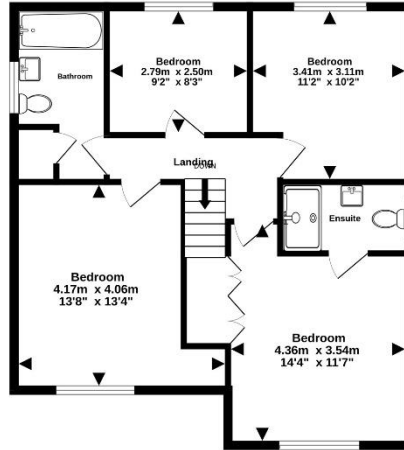
6.16m x 3.29m (20'3" x 10'10")



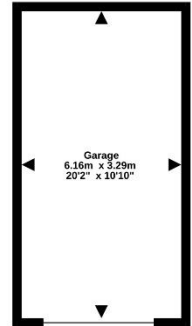
Ground Floor  
63.8 sq.m. (688 sq.ft.) approx.



1st Floor  
61.4 sq.m. (661 sq.ft.) approx.



Garage  
20.3 sq.m. (218 sq.ft.) approx.



**TOTAL FLOOR AREA : 145.4 sq.m. (1565 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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