



NEWHAY COURT

Empsons Hill, Dawlish EX7 9BQ

complete.
SIGNATURE HOMES



NEWHAY COURT

Empsons Hill, Dawlish EX7 9BQ

A substantial detached family home, with five bedrooms, a sun lounge, sun terrace, an enclosed garden, double garage, carport and parking, in a convenient location, close to the beaches, shops and amenities, in the seaside town of Dawlish.

- Very spacious
- 4 bedrooms with en suits
- A further 5th bedroom on the second floor with a large bathroom.
- Contemporary open-plan living
- Wood-burning stove
- Sun lounge and balcony
- Double garage
- Utility room
- Carport and ample parking
- Private garden with a pond
- Sun terrace

A unique and luxurious private residence, in the seaside town of Dawlish.



Detached house



Convenient location



5 Bedrooms



4 Bathrooms



2 Reception rooms



Double garage & driveway parking



Private garden




Gas central heating EPC: C

THE HOUSE

Originally two bungalows, constructed in the 1960's, they were later converted in 2011 to form one extremely spacious dwelling.

Immaculately presented throughout, with fresh, light and neutral décor and with no expense spared on top quality fixtures and fittings, this is a truly stunning and luxurious property, with a Mediterranean influence and an extraordinary feeling of light and space throughout the contemporary living area.

The accommodation is thoughtfully arranged with the living area to one end and the bedrooms at the other, three with en suite bathrooms and the remaining two sharing a Jack and Jill shower room. There are two separate gas central heating systems, double-glazing and low energy lighting throughout, satellite TV points to nearly every room and photovoltaic panels on the roof generate electricity, helping reduce the running costs.



A stunning property that must be witnessed first-hand in order to fully appreciate all that is on offer.



GROUND FLOOR

An impressive entrance hallway, at the centre of the property has beautiful solid-oak flooring which continues throughout much of the living area and oak steps lead up to glazed oak doors on either side.

A fabulous open-plan kitchen/dining room is modern and elegant with oak flooring, white solid-resin worktops providing an abundance of work surfaces, complete with under-cabinet feature lighting and an extensive range of top quality fitted units in gloss-white, providing plentiful cupboard space, with innovative storage solutions including articulated carousel shelving and a draw for sorting the recycling. A matching island provides additional storage and worktop space and the excellent cooking facilities comprises a built-in fan-oven with a microwave combination oven above, along with a wide induction hob on the island. There is also an integrated larder fridge and dishwasher. The dining area has plenty of room for eight or ten around a table, perfect for a dinner party or a family celebration and there is a double



power socket in the floor under the table. Sliding patio doors fill the room with light and lead out onto the sun terrace and have electrically powered security shutters.

The living room is extensive, flooded with light from sliding patio doors to the sun terrace, also with powered security shutters. A quirky and contemporary wood-burning stove, sat on a granite hearth, makes a lovely feature and focal point for the room.

Arched, glazed oak doors lead into a spacious sun lounge which has a tiled floor with underfloor heating and bi-fold doors which open completely to extend the inside space outside onto a veranda, with a stainless-steel balustrade overlooking the pond and garden.

A hallway from the kitchen has a convenient cloakroom, with a WC and basin and a lobby has a door with shutters to a rear porch, where there is power, lights and doors to the rear of the property and to the ground surrounding the bedrooms. Another door off the lobby leads into a fabulous second fully equipped kitchen which has solid-granite worktops, stylish and modern tiled splashbacks,



plenty of cupboard space, a five-burner gas hob with an extractor hood above, space beneath the worktops for a washing machine and other appliances and a window to the garden with a security shutter.

At the other end of the property is the master bedroom, a spacious double, carpeted and filled with light from dual-aspect windows, from where there are lovely views over rooftops to the surrounding countryside. There are two fitted double wardrobes and an en suite bathroom,

modern and elegant with a bath, a separate shower, a WC and basin and a chrome heated towel rail. There are three further ground-floor bedrooms, all doubles, one with an en suite shower room and two bedrooms sharing a Jack and Jill shower room, one of which is currently used as a study, with a fitted desk, perfect for those working from home.

The spacious hallway has a cupboard containing a hot water cylinder and a turning staircase leading to the first floor, with a handy storage cupboard beneath.





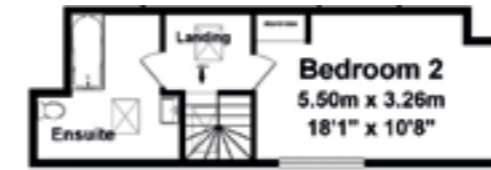
FIRST FLOOR

Upstairs, the landing is flooded with light from two Velux windows and there is a spacious double bedroom, with a vaulted ceiling, a built-in wardrobe area and an en suite bathroom with a durable vinyl floor and part-tiled walls, containing a bath with a shower attachment, a WC and a basin, with natural light from the third velux skylight. There is additional storage in eaves cupboards accessed from the bedroom and landing.



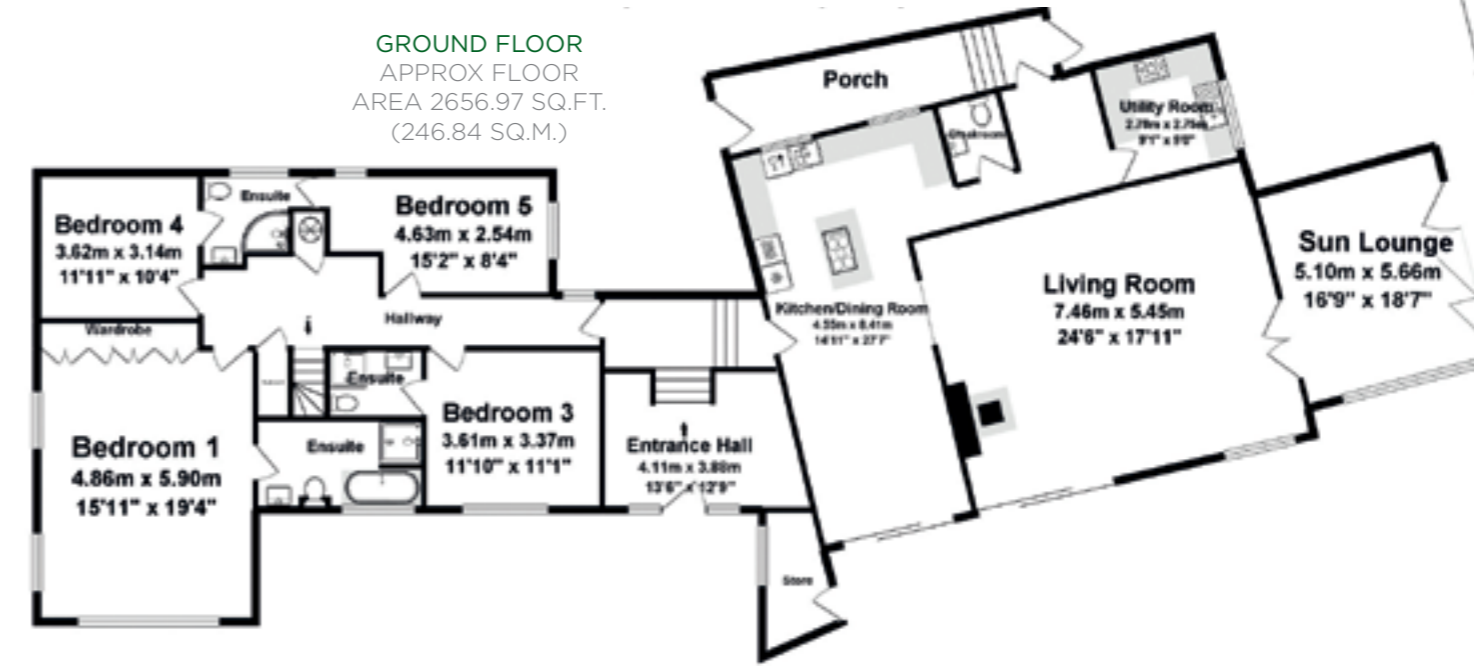
NEWHAY COURT,
EMPSONS HILL, DAWLISH EX7 9BQ

TOTAL APPROXIMATE FLOOR AREA 4149.18 SQ FT/ 385.47 SQ M

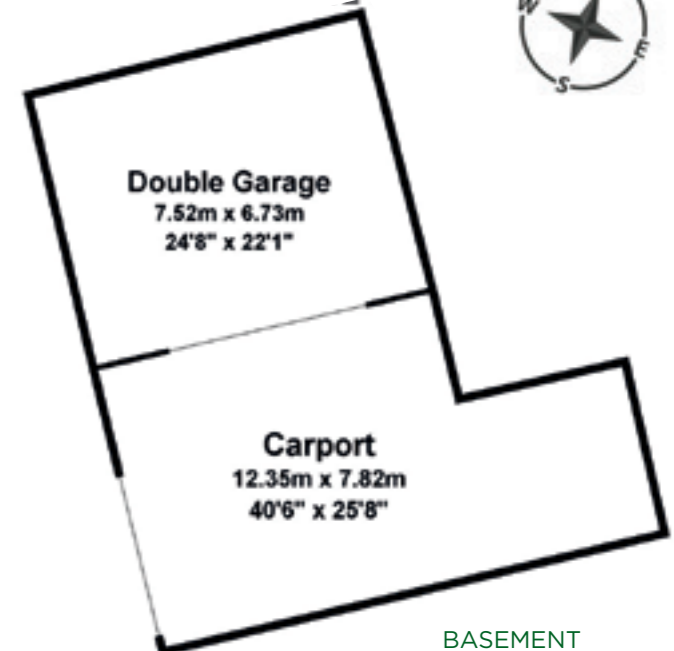


FIRST FLOOR
APPROX FLOOR
AREA 341.59 SQ.FT.
(31.73 SQ.M.)

GROUND FLOOR
APPROX FLOOR
AREA 2656.97 SQ.FT.
(246.84 SQ.M.)



BASEMENT
APPROX FLOOR
AREA 1150.62 SQ.FT.
(106.90SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plans 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. Made with Metropix ©2021



THE GROUNDS

Outside, remote-controlled electric gates provide secure entry to the property, where a tarmac driveway provides parking for at least five cars, in front of the remote-controlled door which opens to reveal a huge carport, where there is under-cover parking for at least three cars. To the side, beneath the property, a carpeted and heated double garage with another remote-controlled door.

The garden is perfect for entertaining guests with several areas in which to relax and enjoy the tranquil surroundings.

A stunning sun terrace is private and spacious and has a welcome shaded area with arches making an unusual design feature; a fabulous venue for a family barbecue or for sunbathing. A room at one end, is ideal for storing the sun loungers and has power for a fridge/freezer, perfect keeping the cold drinks flowing.

A terrace of timber decking, with a timber balustrade, overlooks the fish pond and is perfect for outside dining or sharing a bottle of wine with loved ones. There is a walled courtyard garden at the rear of the property, accessed from the rear porch, ideal for unwinding with a book or for afternoon tea perhaps.

The pond is huge, with lily pads, vegetation and several inhabitants including frogs, toads, newts and a number of fish. A timber walkway encircles it, with deck-lights and it is fed by a quirky hand-pump style water feature.

The rear of the garden has sleeper-edged tiers of shrubs, plants and flowers and steps lead down from the veranda and terrace of decking, to the rear of the carport and garage.

For convenience there are four outside taps for the watering and feature lighting throughout.

LOCATION



DAWLISH

Dawlish is a traditional seaside town, complete with lights on chains, a Victorian repertory theatre, independent shops and eateries, two lovely safe beaches, the Riviera Line running along its coastline, cycling and walking routes and some feisty Australian black swans.

NEARBY TOWNS

Teignmouth | 3.3 Miles - The town centre has almost everything you'd want including a Morrisons. It has a Victorian pier, a new theatre and a wide selection of bars and restaurants. There's also a superb sandy beach, children's play area, golf courses, two sailing clubs and deep-water moorings. The Teign estuary and coast are delightful places to walk or cycle or just while away the time.

Newton Abbot | 11.8 Miles - Newton Abbot is a thriving market town with all the shops and banks you'd want, including an Asda. It's well connected too, with a mainline link to Plymouth, Exeter, Bristol and London Paddington. The A38 and A380 are both easily accessible as are the delights of Dartmoor and the Devon coast. Its famous racecourse is a must-visit!

SCHOOLS

Primary

West Cliff Primary Academy:	0.6 mile
Hazeldown Primary School:	2.2 mile

Secondary

Dawlish Community College:	1.2 miles
Teignmouth Community School:	3 miles

Private

Trinity School:	2.5 miles
Stover:	9.5 miles

NEARBY

Nearest shop:	0.6 miles
Doctors surgery:	0.6 miles
Park:	0.5 miles
Closest Gym:	1.6 miles
Pharmacy:	0.6 miles
Post box:	Opposite front gate
Car Garage:	1.0 mile

THINGS TO DO

Coast at Holcombe:	2 miles
Dawlish Beach:	1 miles
Eastcliff Park:	2.5 miles
Dartmoor (Haytor):	16.8 miles

TRANSPORT

Teignmouth Train Station:	3.5 miles
Dawlish Train Station:	1.1 miles
A380:	4.3 miles
Exeter Airport:	18.5 miles

COMPLETE SIGNATURE HOMES

13 Wellington Street, Teignmouth, TQ14 8HW

t: 01626 870 870

e: teignmouth@completeproperty.co.uk

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