



New to the market this substantial, detached family residence with five double bedrooms, two en-suites, a double garage and an enclosed rear garden, in a quiet cul-de-sac location

35 Finistere Avenue | Dawlish | EX7 0FH





PROPERTY TYPE

Detached House
Freehold



SIZE

2,095 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

Gas Central Heating



PARKING

Double Garage & Off Road
Parking



OUTSIDE SPACE

Garden



EPC RATING

83 (B)



COUNCIL TAX BAND

E



in a nutshell...

- Five double bedroom detached family home
- Generous living room
- Modern kitchen/dining room
- Separate snug area
- Two en-suites, bathroom and downstairs WC
- Well maintained enclosed rear garden
- Double garage with potential to convert and off road parking
- Quiet cul-de-sac location
- Close to local schools and amenities
- Spacious and versatile accommodation over three floors with potential for development





the details...

Check out this substantial, detached family residence with five double bedrooms, two en-suites, a double garage and an enclosed garden, in a quiet cul-de-sac location in the seaside town Dawlish.

Inside, it is well presented with light and neutral décor throughout, feels warm and welcoming with gas central heating and double glazing, and is arranged over three floors providing spacious and versatile accommodation, ideal for a large family.

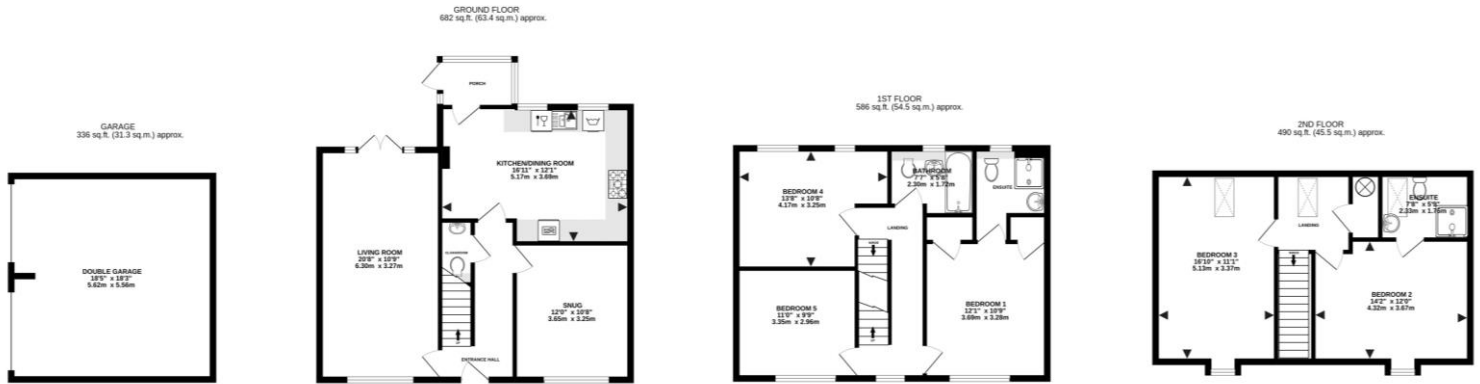
The accommodation comprises of an entrance hallway with stairs to the upper floors and a convenient ground floor cloakroom, a snug that would make a great study for those working from home, a spacious living room with French doors to the rear garden and a generously sized kitchen/dining room with a modern kitchen that has loads of worktop and cupboard space, a double-oven, a five-burner gas hob, and integrated fridge/freezer, dishwasher and washing machine.

Upstairs, on the first floor there are three light and airy double bedrooms, the master having built-in wardrobes and an en-suite shower room, and a family bathroom containing a bath with a shower above, a basin and a hidden-cistern WC. The staircase continues up to the top floor where there are two further spacious double bedrooms, one with an en-suite shower room

Outside, the rear garden is beautifully maintained with areas of lawn and fully enclosed it is safe for both children and pets. A gate leads onto steps down to an additional area of garden with a lawn and a gate leading to the driveway where there is parking for at least two cars in front of the double garage that could possibly be converted into an outhouse and also has twin up and over



the floorplan...



TOTAL FLOOR AREA : 2095 sq.ft. (194.6 sq.m.) approx.

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the location...

Dawlish has a great deal to offer with its stunning sandy beaches, local shops, public houses, highly regarded primary and secondary schools ideal for a growing family and a railway station to the town centre of Newton Abbot, Teignmouth and Exeter City Centre where you can find a host of different amenities. This seaside town is also only a short walk away from Dawlish Warren where you can find a host of different activities. It also benefits from easy access to the A380 making it convenient for commuters to Exeter Airport and Exeter City Centre.

Shopping

Late night pint of milk: Gerald's approx. 312 ft

Dawlish town centre: 1 mile

Supermarket: Sainsbury's 2.3 miles

Relaxing

Beach: Dawlish 1 mile

Newlands Play Area: 0.3 mile

Teignmouth Golf Course: 4.9 miles

Dawlish Leisure Centre: 0.6 mile

Travel

Bus stop: Secmaton Ln 0.3 mile

Train station: Dawlish 1.3 miles

Main travel link: A380 5.1 miles

Airport: Exeter 15.9 miles

Schools

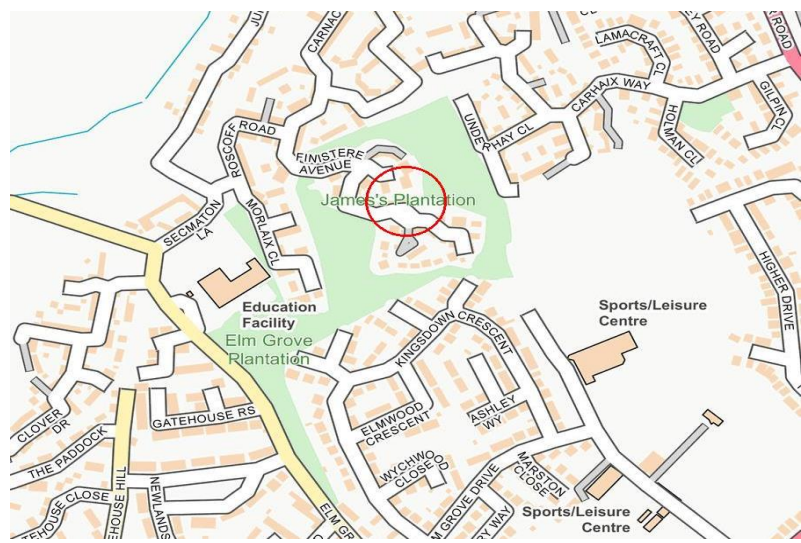
Gatehouse Primary Academy: 0.3 mile

West Cliff Primary Academy: 1.7 miles

Dawlish College: 0.4 mile

Orchard Manor School: 2 miles

Please check Google maps for exact distances and travel times. **Property postcode: EX7 0FH**





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