



A fabulous, modern, spacious detached family home with four double bedrooms, master en-suite, a garage, parking for four cars, a conservatory, an enclosed rear garden and wonderful rural views, in a quiet cul-de-sac location, close to the beach and country park!

25 Lapwing Close | Dawlish | EX7 0GB





PROPERTY TYPE

Detached House
Freehold



SIZE

1,569 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

84 (B)



COUNCIL TAX BAND

TBC



in a nutshell...

- Generous living room
- Spacious, modern fitted kitchen/dining
- Separate utility room
- Large conservatory
- Light and neutral décor throughout
- Four double bedrooms
- Master en-suite
- Enclosed rear garden
- Garage and off road parking for four cars
- Nice outlook over neighbouring green space





the details...

Check out this fabulous, modern, spacious detached family home with four double bedrooms, master en-suite, a garage, parking, a conservatory, an enclosed rear garden and wonderful rural views, in a quiet cul-de-sac location in the popular seaside resort of Dawlish. This spacious, Redrow designed family home is beautifully presented with light and neutral décor throughout, complimented by stylish feature walls, and feels warm and welcoming with gas central heating and double glazing.

The accommodation comprises of, on the ground floor, an entrance hallway with a staircase to the first floor, a spacious kitchen/dining room with modern fitted kitchen that has plenty of worktop and cupboard space in gloss-cream. It has an eyelevel double-oven, a gas hob with a filter hood above, an integrated fridge/freezer, and plenty of floor space for a table and seating creating a wonderful social space, perfect for any occasion. A utility room has an under-stairs cupboard, a back door, a worktop and storage, a sink and plumbing beneath for a washing machine and dishwasher, and a door leading into a convenient ground floor cloakroom. A generously sized living room completes the ground floor and is filled with light from a wide window to the front from where there is a fabulous outlook over the neighbouring green space. Patio doors from the kitchen/dining room lead into a large conservatory which makes a fabulous additional reception room and has patio doors to the rear garden.

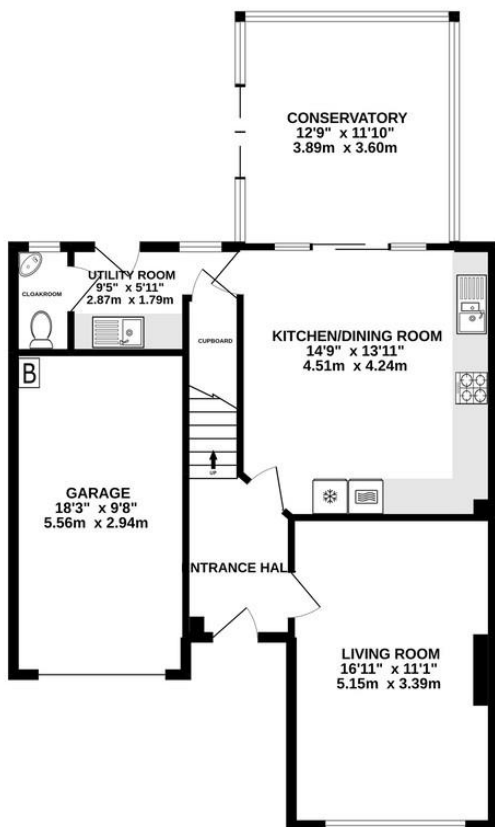
Upstairs, the master bedroom is an excellent double, L-shaped and with loads of light from a wide window to the front from where there is a wonderful outlook over the parkland and wooded area. It also has fitted wardrobes and an en-suite shower room. There are three further light and airy bedrooms, all doubles, one currently used as an office, ideal for those working from home, and a family bathroom contains a bath with a shower over, a basin, a WC and a chrome heated towel rail, and the landing has a cupboard containing an unvented hot water cylinder that provides mains pressure hot water, and a hatch in the ceiling provides access to the loft space. The integral single garage has lights and power, an up and over door, and a wall-mounted condensing system boiler for the central heating and hot water.

Outside, the rear garden is a good size and is fully enclosed making it safe for both children and pets. There is a large area of timber decking and a lawn with woodchip beds of shrubs and ornamental trees, making a great outside space for entertaining, be it alfresco dining or a barbecue. There are some splash-proof power sockets for convenience and a gate provides alternative access to the front where the tarmac driveway provides

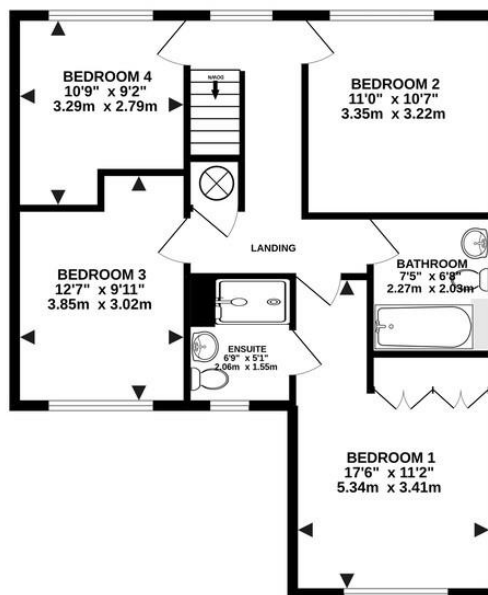


the floorplan...

GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1569 sq.ft. (145.7 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

Dawlish town centre: 1.9 miles
Supermarket: Sainsbury's 0.5 mile

Relaxing

Beach: Dawlish 2.1 miles
Dawlish Countryside Park: 1 mile
Warren Golf Club: 2 miles

Travel

Bus stop: Black Swan Rd 0.4 mile
Train station: Dawlish Railway Station 2.2 miles
Main travel link: A380 8.5 miles
Airport: Exeter 13.7 miles

Schools

Gatehouse Primary Academy: 2.3 miles
Cockwood Primary School: 2.1 miles
West Cliff Primary Academy: 3 miles
Trinity School: 1.1 miles
Sandy Toes Pre-school & Baby and Toddler Group: 1.9 miles

Please check Google maps for exact distances and travel times.

Property postcode: EX7 0GB

how to get there...

From our Teignmouth office follow signs for Dawlish Rd (A379) and continue straight ahead on the A379 on Teignmouth Rd, eventually leading onto Teignmouth Hill. At the traffic lights turn left onto Piermont Pl and follow the road round to the left onto Iddesleigh Terrace and follow the road ahead onto Exeter Rd. Continue on Exeter Rd for sometime until you reach the roundabout. At the roundabout take the second exit onto Black Swan Rd. At the second roundabout take the first exit onto Swift Rd and at the end of the road turn right onto Curlew Way and take the third right turn onto Lapwing Close, where the property can be found.





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