



A three bedroom link detached house with driveway parking and garage. The property is within walking distance to the town centre and also within close proximity to the local bus stop. The rear garden is a private and secure sunny area that offers the perfect space to relax

1 Church View | Dawlish | EX7 9BR



thoroughly good property agents



PROPERTY TYPE

Link Detached House
Freehold



SIZE

1,055 sq ft



LOCATION

Town



AGE

1996



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Patio & Conservatory



EPC RATING

69 (C)



COUNCIL TAX BAND

C



in a nutshell...

- Driveway Parking and Garage
- Close to Local Amenities
- Spacious Living Space
- Kitchen/Diner
- Three Spacious Bedrooms
- Conservatory
- Private and Secure Rear Garden





the details...

A link detached family home with three bedrooms, master ensuite, an integral garage, garden room and an enclosed courtyard garden, conveniently located a short walk from the shops, parks, beach and amenities, in the popular seaside town of Dawlish.

Inside, it is nicely presented and feels warm and welcoming with gas central heating and double-glazing throughout. The accommodation comprises of, on the ground floor, an entrance hallway with a staircase rising to the first floor, a good-sized living room filled with light from two windows to the front and a fireplace that makes a nice focal point for the room, a kitchen/dining room with an under-stairs cupboard, plenty of space for a dining table and seating, ideal for any occasion, and a fitted kitchen that has loads of worktop and cupboard space, a fan-oven, ceramic hob, floor space for an upright fridge/freezer, and a wall-mounted condensing combi-boiler that provides the central heating and hot water on demand. French doors lead into a wonderful, L-shaped garden room with a door to the garden and a polycarbonate roof, making a great additional reception room, and a door leads into the side of the integral single garage that has lights, power, plumbing for a washing machine, storage above, and an up and over door to the driveway where there is an additional parking space with more on road if required.

Upstairs, the master bedroom is an excellent double with fitted wardrobes and an ensuite shower room, and there are two further light and airy bedrooms, one with fitted wardrobes, and a family bathroom containing a bath with a shower over, a basin and a WC, and a hatch in the landing ceiling provides access to the insulated loft space.

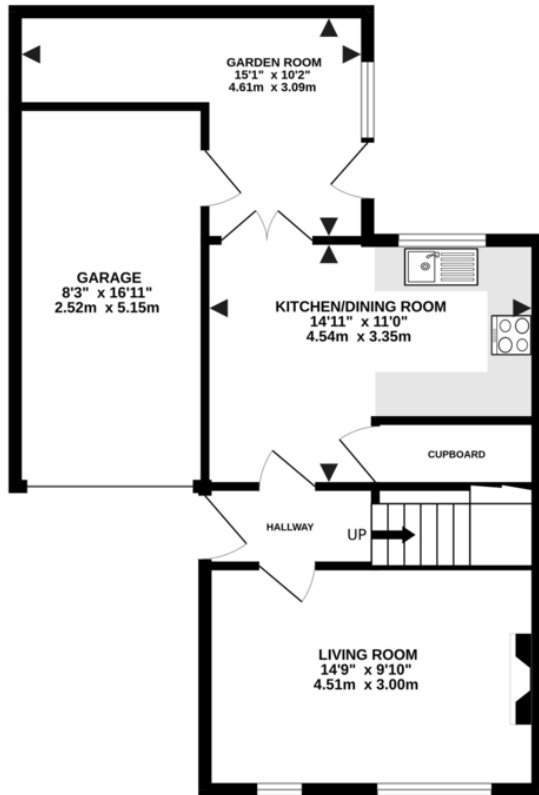
Outside, the rear courtyard garden is private and enclosed making it safe for children and pets and makes a great outside space for a barbecue or alfresco dining. There is an outside tap for convenience, and a path around the side of the property to the front providing alternative access.

Tenure – Freehold
Council Tax – C

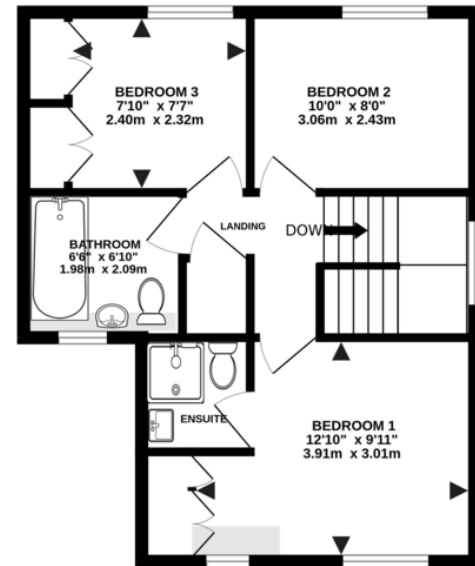


the floorplan...

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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: Co-op 0.6 miles
Dawlish town centre: 1.3 miles
Supermarket: Sainsburys 2.5 miles

Relaxing

Beach: Dawlish Beach 0.7 miles
Dawlish Play Park: 0.4 miles
Warren Golf Club: 2.7 miles

Travel

Bus stop: Church Street 0.1 mile
Train station: Dawlish 1.1 miles
Main travel link: A380 4.5 miles
Airport: Exeter 17.2 miles

Schools

Gatehouse Primary Academy: 1.6 miles
West Cliff Primary Academy: 0.5 miles
Orchard Manor School: 0.7 miles

Please check Google maps for exact distances and travel times. **Property postcode: EX7 9BR**



how to get there...

From our Teignmouth office on Wellington Street follow the road until it meets Regent Street. Continue straight ahead on Regent Street until you come to the junction and take a left on to Brook Street. You will then arrive at the roundabout and take the third exit on to the A379 (Dawlish Road). Follow this road towards Dawlish before taking a left hand turn onto John Nash Drive. At the end of John Nash Drive take a right hand turn and follow Oak Hill. Oak Hill merges into Church Street and as the road bends round to the right take the left hand turn onto Weech Road, past the turning for Badlake Hill and the property can be located on the right hand side.



Need a more complete picture? Get in touch with your local branch...

Tel [01626 870 870](tel:01626870870)
Email teignmouth@completeproperty.co.uk
Web completeproperty.co.uk

Complete
13 Wellington Street
Teignmouth
Devon
TQ14 8HW

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