



Dunlin Close, Dawlish, EX7 0GA

**Guide Price: £499,500**

**Tenure: Freehold**



# Dunlin Close, Dawlish, EX7 0GA

A modern, bay fronted 3 bedroom detached property presented in first class order throughout.

- Immaculate detached house in a tucked away cul de sac
- Presented in excellent order throughout with three good sized bedrooms
- Open plan contemporary fitted kitchen with integral appliances
- Beautifully landscaped, level gardens to the rear
- Garage & driveway parking for 2 vehicles
- Useful utility room & downstairs WC
- Family bathroom & master ensuite
- Bay windowed living room & principle bedroom
- uPVC double glazing and gas central heating
- EPC - B Council tax band - E

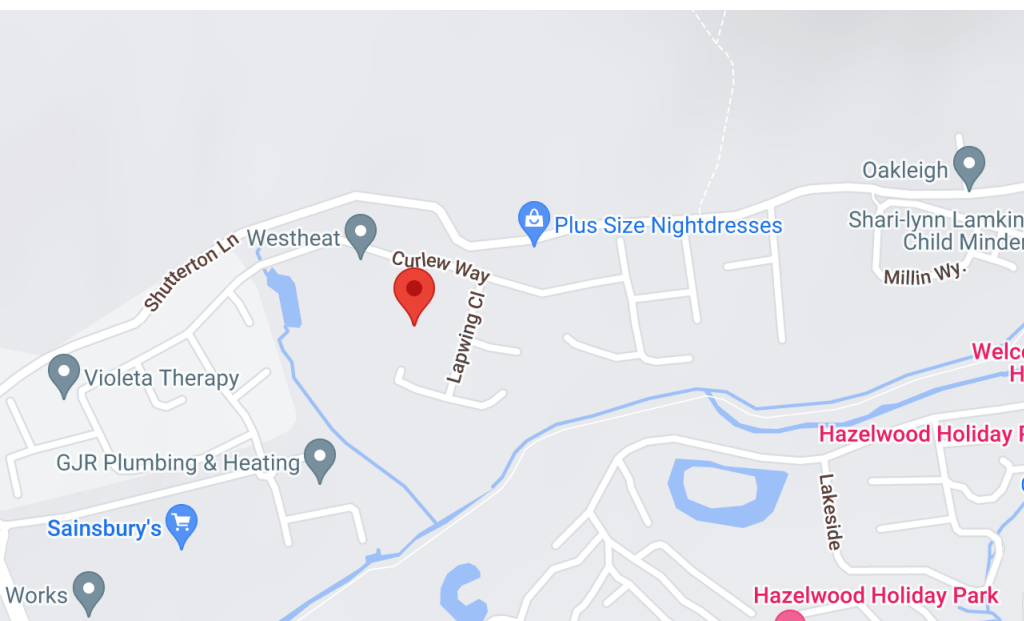


Absolute Sales and Lettings are proud to present this immaculately presented and spacious home situated in the popular Redrow development "The Copse", a highly sought after residential area in the outskirts of Dawlish.

This highly impressive and substantial family home offers an amazing opportunity to enjoy a luxurious lifestyle in a peaceful location. The property boasts many appealing features including a spacious and light-filled interior, complete with well proportioned rooms and stylish gardens, to name just a few. The accommodation briefly comprises a spacious and welcoming entrance hall, cosy bay windowed sitting room, open plan contemporary fitted kitchen/diner complete with integrated appliances - the perfect space for entertaining and socialising, as well as a ground floor WC and useful utility room. On the first floor you will find three double bedrooms, including principle with feature bay window, built in wardrobes and ensuite shower room, as well as a further 3 piece family bathroom.



Outside, the property is approached by a concrete driveway allowing ample off-road parking for 2 vehicles which, in turn, leads up to the single garage with light and power. The front garden is laid to lawn, bordered by a mature plant and shrub surround and a pathway leading to the front door, the property also benefits from an electric vehicle charging point. The rear garden, accessed off the kitchen and to the side of the property has been professionally landscaped and offers an elegant ambience, providing the perfect space for relaxation and alfresco dining. Laid partially to lawn with a stone patio border and low maintenance raised bed, it enjoys a degree of privacy and is fully enclosed by timber fencing and several palms. There are also provisions for an outdoor electrical supply in situ which could provide use of a hot tub, lighting or heating.



What3Words

UPRN:

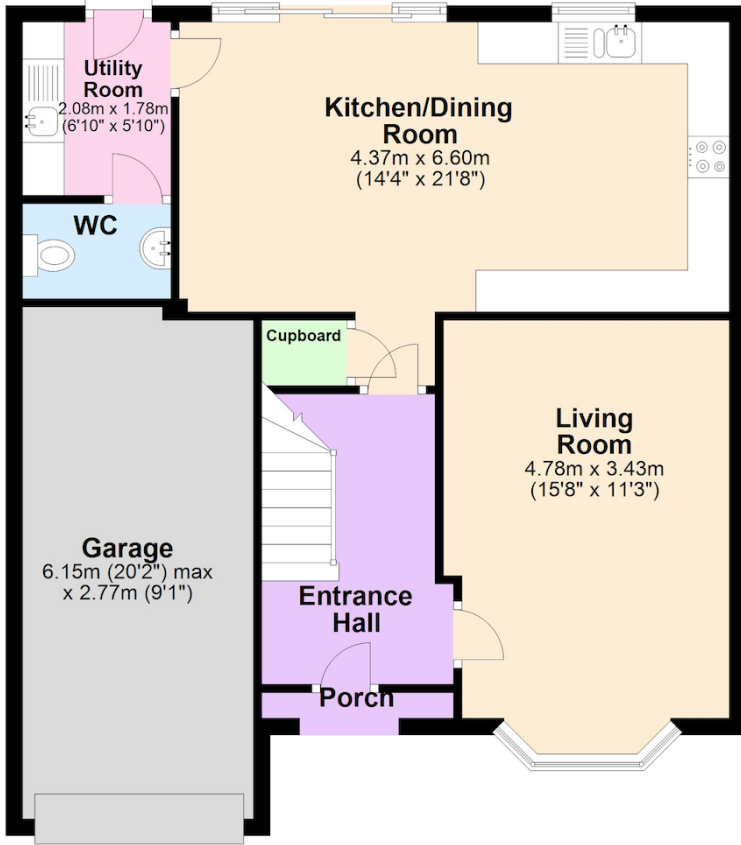
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Agent notes:

An internal viewing is highly recommended to fully appreciate the size and position that the property boasts

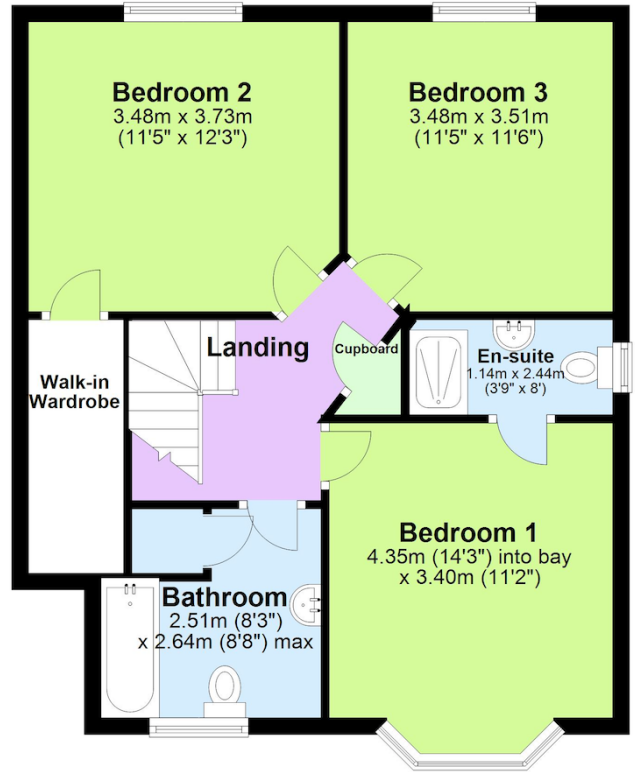
## Ground Floor

Approx. 75.0 sq. metres (806.9 sq. feet)



## First Floor

Approx. 60.1 sq. metres (647.4 sq. feet)



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We refer potential purchasers to Wollens & Busbys Law for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying, Team Removals for removals & Saltwater Escapes for holiday letting management. It is your decision if you choose to deal with any of these companies, however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Wollens & Busbys Law £150, Greenlight Mortgages £300, McCluskey Surveyors £50, Team Removals £50 & Saltwater Escapes £100. We have carefully selected these associates for the quality of their work and customer service levels, the referral fees they give us is part of their marketing budget and does not affect the amount you pay.

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