



- STUNNING EXECUTIVE STYLE REDROW HOMES PROPERTY
- RECEPTION HALL, LIVING ROOM
- KITCHEN DINER, UTILITY
- CONSERVATORY, CLOAKROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM, EN-SUITE SHOWER ROOM
- FRONT AND REAR GARDENS, PARKING, GARAGE
- NO ONWARD CHAIN

## Lapwing Close, Dawlish, EX7 0GB

£425,000

Dart & Partners are delighted to present this stunning executive style (Worcester) three bedroom detached property constructed by Messrs Redrow Homes. Situated in a favoured location "The Copse" with accommodation briefly comprising; Reception hall, living room, kitchen diner, utility room, cloakroom, conservatory, three double bedrooms (master en-suite), family bathroom, front and rear gardens, driveway parking, integral garage, uPVC double glazing, gas central heating. Owned solar panels. An early viewing comes highly recommended. Offered with **NO ONWARD CHAIN**.





## Property Description

Obscure glazed composite front door into...

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor.  
Radiator, power points, useful under stairs storage cupboard.  
Door through to...

### LIVING ROOM

With uPVC double glazed bay window to front, radiator, power points, television aerial connection point, telephone socket.  
Door through to...

### KITCHEN/DINER

with uPVC double glazed window to rear, double uPVC sliding doors through to CONSERVATORY. Matching range of wall and base units in high gloss finish with timber effect roll top work surface over, inset one and a half bowl stainless steel sink drainer, eye level double electric oven, four burner gas hob with stainless steel extractor canopy above, stainless splash back, pull out larder unit, integrated dishwasher, power points, integrated fridge freezer, radiator, television aerial connection point. Door through to...

### UTILITY ROOM

With obscure glazed composite rear door giving access to the garden, matching range of wall and base units with inset stainless steel sink drainer, timber effect roll top work surface with matching upstand, space and plumbing for washing machine and tumble dryer, power points, radiator. Door through to...

### CLOAKROOM

With obscure uPVC double glazed window to side, close coupled WC, wall mounted wash hand basin with tiled splash back, radiator.

### CONSERVATORY

Power points, double doors giving access to rear garden.





### FIRST FLOOR LANDING

Loft access hatch, power points. Door to storage cupboard.

### BEDROOM ONE

uPVC double glazed bay window to front, range of built in wardrobes with hanging rail, radiator, power points, television aerial connection point. Door to...

### EN-SUITE SHOWER ROOM

Obscure uPVC double glazed window to side, WC, wall mounted wash hand basin, walk-in shower with glazed sliding door, mains fed shower, tiled splash backs, vanity mirror, shaver socket, chrome ladder heated towel rail.

### FAMILY BATHROOM

Obscure uPVC double glazed window to front, white suite comprising close coupled WC, wall mounted wash hand basin, panelled bath with mains fed shower, tiled splash backs, chrome ladder heated towel rail, extractor fan, shaver socket, vanity mirror.

### AIRING CUPBOARD

Containing pressurised hot water cylinder and slatted shelving.

### BEDROOM TWO

uPVC double glazed window to rear, radiator, power points.

### BEDROOM THREE

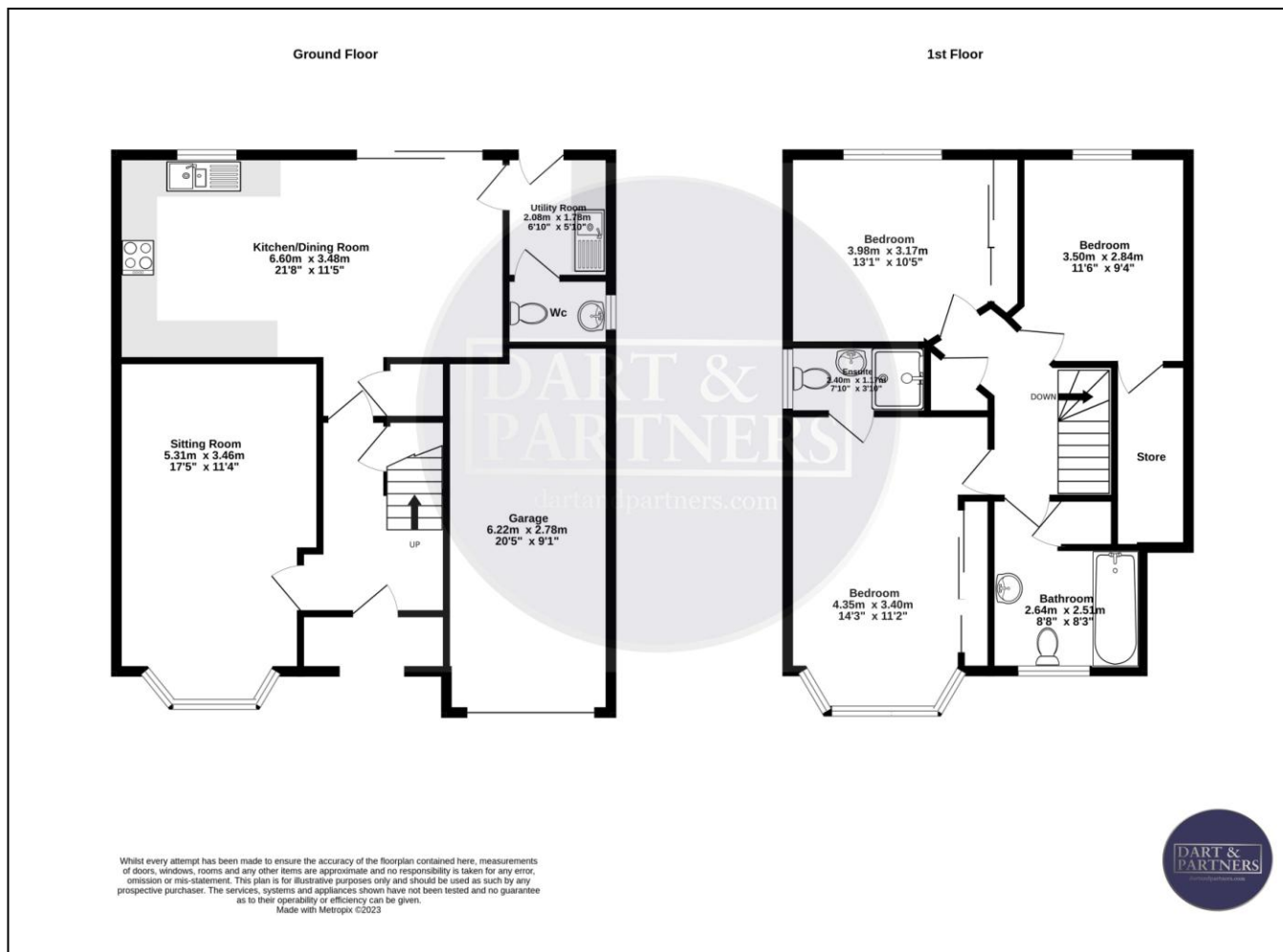
uPVC double glazed window to rear, radiator, power points. Door opening to walk-in wardrobe with power points and light.

### OUTSIDE

To the front, the front garden is predominantly laid to lawn bordered by an array of plants and shrubs. Paved pathway gives access to front door. **DRIVEWAY PARKING** ahead of the **INTEGRAL GARAGE**. The rear garden is fully enclosed providing a safe space for children and/or pets and is predominantly laid to lawn, bordered by gravel pathway, well stocked flower beds and fruit trees. Small paved patio area, perfect for alfresco dining or entertaining. Outside water tap.







Small timber shed. Paved pathway giving access to the side of the property secured via a timber gate.

### GARAGE

With metal up and over door, power and light. Wall mounted consumer unit, wall mounted gas boiler.

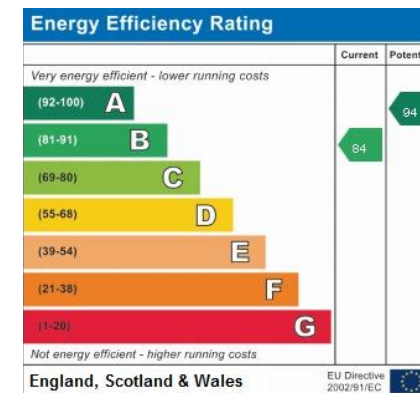
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band E

### SOLAR PHOTOVOLTAIC PANELS

The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.



9 Queen Street, Dawlish, Devon,  
EX7 9HB

www.dartandpartners.com  
01626 862057  
property@dartandpartners.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements