



- A BRAND NEW ARCHITECT DESIGNED DETACHED FAMILY HOUSE
- CURRENTLY UNDER CONSTRUCTION
- APPOINTED TO A VERY HIGH STANDARD
- INCLUDING QUALITY FITTINGS THROUGHOUT
- SITUATED IN A QUIET CUL DE SAC SERVING FOUR NEW PROPERTIES
- HIGHLY REGARDED RESIDENTIAL LOCATION
- PRO-TEC 10 YEAR WARRANTY
- FURTHER IMAGERY/PHOTOGRAPHY TO FOLLOW

**Badlake Hill, Dawlish, EX7 9BA**

**From £395,000**

\*\*\*COMING SOON\*\*\*

BRAND NEW ARCHITECT DESIGNED DETACHED FAMILY HOUSE - THE LAURELS  
(FURTHER IMAGERY/PHOTOGRAPHY TO FOLLOW)



## Property Description

LOUNGE

OPEN PLAN KITCHEN DINING ROOM

UTILITY

GROUND FLOOR CLOAKROOM

FOUR BEDROOMS

TWO BATHROOMS (ONE EN-SUITE)

GARAGE

PARKING SPACE

ACCOMMODATION APPROACHING 1400 SQ FT

PRIVATE ENCLOSED GARDENS

Developers specification will include:

Anthracite double glazing.

Modern central heating system.

Attractive external finishes.

AGENTS NOTE: The external photographs shown are for illustrative purposes only however "The Laurels" is of similar design and specification.

MATERIAL INFORMATION - Subject to legal verification

Freehold

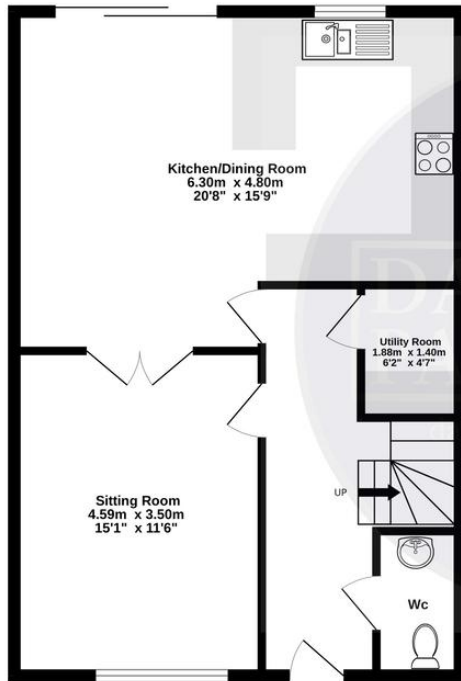
Council Tax Band TBC

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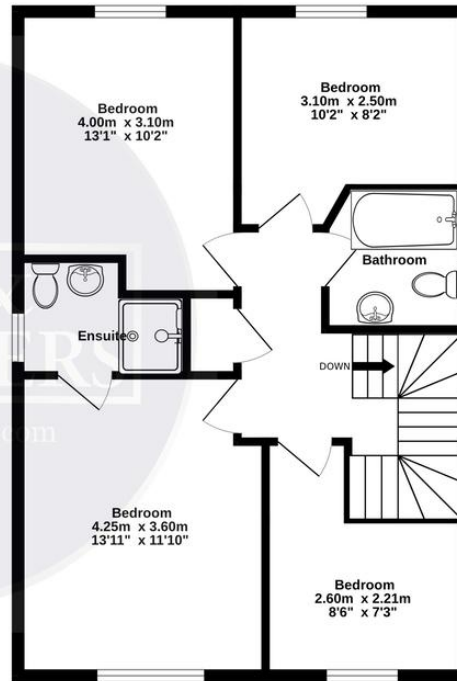


Dawlish is a popular town and resort, set on the south Devon coastline and famed for its expansive lawns beside a brook and the black swans. The town offers many amenities including a good range of independent shops and cafes, there is a superstore on the outskirts of the town and educational facilities include a good range of primary schools and a well-regarded community college offering secondary education. Private education is available at Trinity School which is around 3 miles away in the seaside town of Teignmouth. Dawlish has a mainline link to London Paddington and commuter trains to Exeter and Torbay. There are many leisure facilities and opportunities on the doorstep with the town having a long sandy beach that stretches to Dawlish Warren with its nature reserve and 18-hole golf course to the east, and there are boating opportunities on the Exe estuary. The cathedral city and county town of Exeter lies around 15 miles away with its wide range of facilities, private and public schools, international airport and university.

Ground Floor  
59.2 sq.m. (637 sq.ft.) approx.



1st Floor  
59.2 sq.m. (637 sq.ft.) approx.



AWAITING EPC

TOTAL FLOOR AREA : 118.4 sq.m. (1274 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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