



- 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
- THE GARDEN IS LARGER THAN AVERAGE AND OFFERS A GOOD DEGREE OF PRIVACY

“Altura” Badlake Hill, Dawlish, EX7 9AY
Guide Price £495,000

BRAND NEW ARCHITECT DESIGNED DETACHED FAMILY HOUSE -
PLOT 1 “ALTURA”

(FURTHER IMAGERY/PHOTOGRAPHY TO FOLLOW)



Property Description

DUAL ASPECT LOUNGE

OPEN PLAN KITCHEN DINING ROOM

UTILITY

GROUND FLOOR CLOAKROOM

FOUR BEDROOMS

TWO BATHROOMS (ONE EN-SUITE)

GARAGE

TWO PARKING SPACES

ACCOMMODATION APPROACHING 1400 SQ FT

PRIVATE ENCLOSED GARDENS

Developers specification will include:

Anthracite double glazing.

Modern central heating system.

Attractive external finishes.



MATERIAL INFORMATION - Subject to legal verification

Freehold

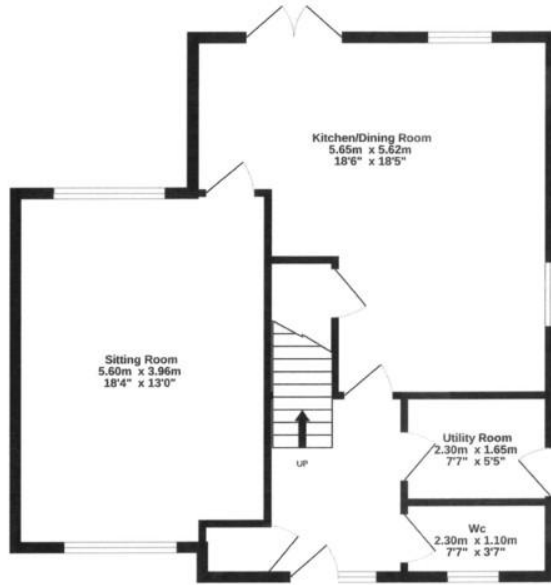
Council Tax Band TBC



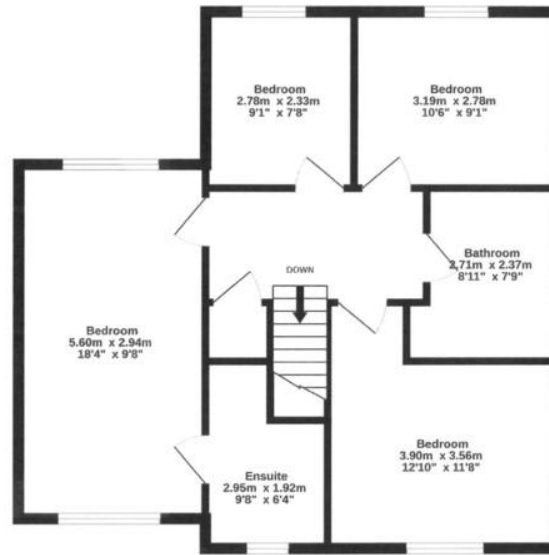
Dawlish is a small seaside town located around 10 miles from the cathedral city of Exeter with its regional airport and M5 motorway junction. Dawlish can also be reached by regular bus and train services from the town centre. The immediate coastline is a haven for walkers as the town is close to the Haldon Hills and Dartmoor National Park. There is an 18 hole golf course in Dawlish Warren and Teignmouth, as well as sailing services on the Exe and Teign estuary. The town offers a wide range of facilities and is renowned for its central lawns with brook and iconic black swans.



Ground Floor
63.3 sq.m. (681 sq.ft.) approx.



1st Floor
63.2 sq.m. (680 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A		93	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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