



A stunning four-bedroom detached family home located in the desirable location of Swallows Acre in Dawlish. The property has a large double garage and ample off-road parking. There are sea views from the rear of the house and views across Dawlish from the side of the property. The property is well presented throughout and has a good-sized garden to the rear.

3 Swallows Acre | Dawlish | EX7 0RU





PROPERTY TYPE

Detached House
Freehold



SIZE

1,397 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Double Garage & Driveway



OUTSIDE SPACE

Garden



EPC RATING

63 D



COUNCIL TAX BAND

F



in a nutshell...

- Spacious Family Home
- Double Garage
- Driveway Parking
- Well Presented Throughout
- Desirable Location
- Sea Views
- Good Sized Garden
- Three Double Bedrooms and Single Bedroom
- Cul De Sac Location
- Walking Distance to Town Centre





the details...

SWALLOWS ACRE

Located towards the top of Dawlish is this desirable and peaceful cul de sac with only a small number of houses, located within walking distance to the town Centre and countryside walks, the ideal place for family living. Situated towards the bottom of the cul de sac is a spacious driveway, housing a double garage and leading to the front door of this large family home.

THE PROPERTY

At the front of the property is a small porch area and a further door into the house. As you step inside the front door there is a spacious hallway to greet you. The hallway provides access to the first floor, under stair storage, radiator and doors to primary rooms.

The first door on the left in the hallway provides access to the WC which has a wash hand basin and low-level WC. As we follow the hallway round, we then come to the Kitchen. The kitchen is a light and airy space with a large viewing hatch through to the dining room providing a great hosting area. The kitchen has plenty of storage cabinets both floor and wall mounted. There is an integral oven, grill and hob with extractor hood over, integral sink with drainer to side. Space and plumbing for dishwasher and fridge freezer. There is access to a storage cupboard and door through to the utility room. The utility room has plumbing and space for washing machine and tumble dryer and has a wash hand basin. The boiler is housed in the Utility room and there is a door to the side of the house providing access to the garden and garage.

Stepping back into the hallway and now come to the dining room. A very nice space with a big window letting a lot of light in. There is also the light coming from the kitchen due to the large hatch that has been created. The dining room is a great place to host and provides a nice setting for family meals. The final room on the ground floor is the lounge. This room is a large and spacious area with double patio doors out to the rear garden. The lounge benefits from triple aspect bringing in plenty of light into the house. To the center of the room is a feature gas fireplace with surround and mantle. This is a great place to settle on those family film nights and provides the perfect space to host friends.

THE FIRST FLOOR

Climbing to the top of the stairs there is a nice open landing space providing access to the loft and further rooms. There is also a radiator in the landing.

To the left-hand side of the landing is the family bathroom. A large room with a low-level bathtub with shower over, there is a low-level WC and a pedestal wash hand basin. Opposite the bathroom is the second bedroom. With dual aspect and a stunning view across Dawlish out to the sea. A spacious bedroom with integral double mirror fronted wardrobes, ample space for a double bed and further bedroom furniture. Back into the landing and the third bedroom is next on the right-hand side. From the third bedroom there is an incredible sea view. The room itself has ample space for bedroom furniture and again has an integral double mirror fronted wardrobe. In the middle of the landing is the fourth bedroom. Currently used as an office space, there is ample room for a single bed, nursery or as a study. Again, the bedroom benefits from a stunning sea view.

Finally, we come to the main bedroom. Located in the left-hand corner of the landing and providing a large space with access to an en suite. The first thing you noticed about the main bedroom is the large window providing amazing views across Dawlish and out to the sea. There is ample space for a double bed, plenty of room for further bedroom furniture and a large integral wardrobe. The en suite has a large walk-in shower cubicle, low level WC, wall mounted wash hand basin with work surface either side and storage under, there is also a wall mounted storage cabinet. There is tiled walls and flooring throughout.

THE OUTSIDE

To the rear of the property is a good-sized garden. To the left-hand side of the garden is a spacious summerhouse which is perfect for late evenings all year round. The garden itself is mainly turfed with a patio space either side of the house and outside of the patio doors from the lounge. To the right of the garden is a large patio space which offers a great space for garden furniture. The garden is private and secure and benefits from a side gate to the front of the property. At the bottom of the garden there is a rear gate providing access to walk into the town Centre.

To the front of the property there is a large driveway with ample parking. There is also a large double garage with power and lighting. The garage has more than enough space for cars, storage and anything further you may wish to put in there. The garage benefits from a side door and window letting in plenty of light and these have been recently replaced.

Tenure - Freehold
Council Tax Band - F

the floorplan...

Swallows Acre, Dawlish, EX7

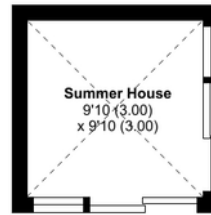
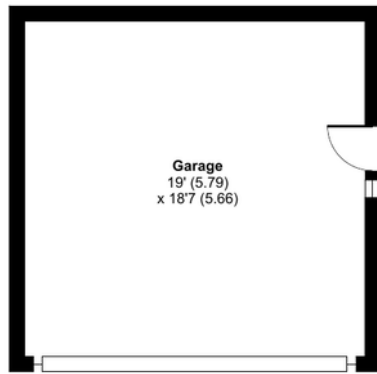
Approximate Area = 1300 sq ft / 120.7 sq m

Garage = 355 sq ft / 32.9 sq m

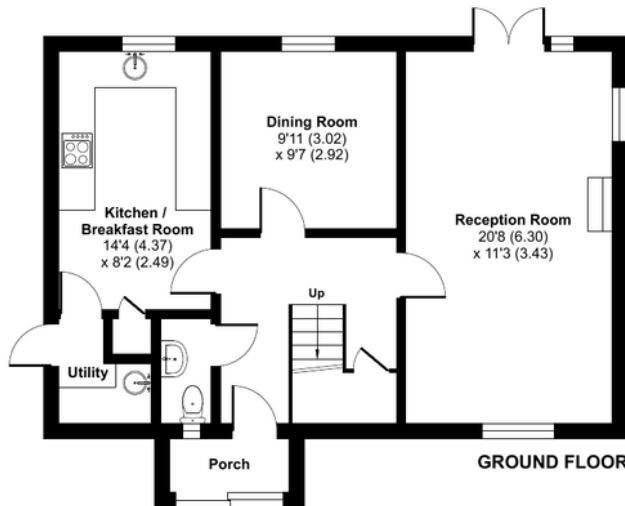
Outbuilding = 97 sq ft / 9 sq m

Total = 1752 sq ft / 162.6 sq m

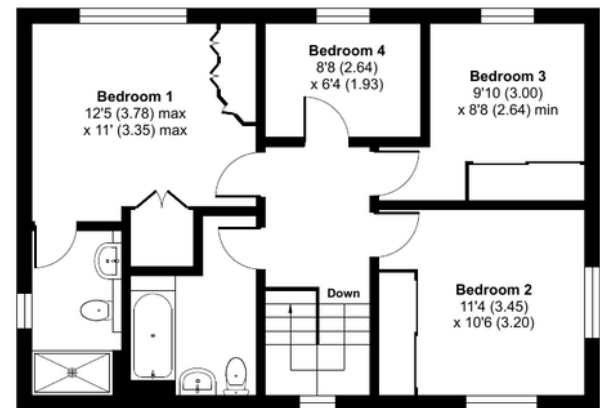
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nkecom 2023. Produced for Ashtons Complete (Complete Property). REF: 1061605



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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 0.4 miles

Dawlish town centre: 0.5 miles

Supermarket: Sainsburys 1.5 miles

Relaxing

Beach: Dawlish Beach 0.5 miles

Dawlish Play Park: 0.6 miles

Warren Golf Club: 2.2 miles

Travel

Bus stop: Elm Grove Road 0.4 miles

Train station: Dawlish 0.6 miles

Main travel link: A380 6.3 miles

Airport: Exeter 13.4 miles

Schools

Gatehouse Primary Academy: 0.6 miles

West Cliff Primary Academy: 0.8 miles

Orchard Manor School: 1.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX7 0RU**





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

Complete
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Teignmouth
Devon
TQ14 8HW

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