



West of 

Kestrel Way
Dawlish £425,000

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A beautiful spacious three double bedroom detached house situated on the edge of the much sought after coastal town of Dawlish, within easy reach of all amenities, and train link. This wonderful home is neutrally decorated throughout and features; light and spacious living room, large kitchen/dining room, separate utility and downstairs cloakroom. On the first floor are three large double bedrooms - master with en-suite and the second bedroom has a large walk-in cupboard that could possibly be made into a further en-suite, and modern bathroom. The rear garden has been beautifully landscaped by the current owner with a mix of patio, gravelled areas and artificial lawn, to the front of the property is a further well tended garden area with tarmac driveway offering parking for two vehicles leading to a good sized single attached garage.

Attractive detached modern home | Three large double bedrooms | Light and spacious living room | Large kitchen/dining room | Modern fitted kitchen | Utility room and cloakroom | Master bedroom with en-suite | Modern bathroom | Beautifully landscaped rear garden | Driveway parking for two vehicles leading to an attached generous sized single garage

PROPERTY DETAILS:

APPROACH

Pretty arched entrance porch with composite front door to entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with stairs to first floor. Two full height Upvc double glazed windows to front aspect with obscure glass. Radiator. Quality wood effect vinyl flooring. Door to understair storage cupboard. Doors to living room and kitchen/dining room.

LIVING ROOM

15' 8" x 11' 3" (4.78m x 3.43m) (plus bay window) Light and spacious living room with Upvc double glazed bay window to front aspect. Radiator. TV and telephone points.

KITCHEN/DINING ROOM

21' 7" x 11' 7" (6.58m x 3.53m) (plus door recess) Wonderful light and spacious room with Upvc double glazed sliding patio doors to garden edged with full height windows, and further Upvc double glazed window to rear aspect. Modern fitted kitchen with excellent range of base, wall, drawer and larder units in a high gloss cream finish. Wood effect worktop with matching upstand and inset stainless steel sink. Integral SMEG appliances comprising of; electric eye level double oven, gas hob with stainless steel splash panel and extractor hood over, fridge/ freezer and dishwasher. Concealed worktop lighting. Radiator. Quality wood effect laminate flooring. Door to useful storage cupboard. Door to utility room.



UTILITY ROOM

7' 2" x 5' 8" (2.18m x 1.73m) Good size utility room with part glazed composite door to garden. Matching base unit in high gloss cream finish with matching wood effect worktop with upstand and inset stainless steel sink. Space and plumbing for washing machine and dryer. Extractor fan. Radiator. Coat hanging space. Door to cloakroom.

CLOAKROOM

6' 0" x 5' 6" (1.83m x 1.68m) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c. and corner hand wash basin. Matching quality wood effect vinyl flooring. Radiator.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing. Hatch to loft space. Door to useful storage cupboard. Doors to bedrooms and bathroom.

BEDROOM 1

11' 6" x 11' 2" (3.51m x 3.4m) (plus bay window) Light and spacious master bedroom with Upvc double glazed bay window to front aspect. Radiator. Range of quality built-in wardrobes complete with hanging rails and shelving. TV point. Door to en-suite.

EN-SUITE

8' 0" x 3' 9" (2.44m x 1.14m) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and glass sliding door to large tiled walk-in shower enclosure with mixer shower over. Extractor fan. Shaver point. Chrome ladder style radiator.

BEDROOM 2

12' 3" x 11' 5" (3.73m x 3.48m) (max with some height restriction) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the garden and some views of Dawlish Country Park beyond. Radiator. Door to good sized walk-in cupboard (which could possibly be developed into a further en-suite).

BEDROOM 3

11' 6" x 10' 5" (3.51m x 3.18m) (max) Spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the garden and some views of Dawlish Country Park beyond. Radiator.

BATHROOM

8' 7" x 8' 5" (2.62m x 2.57m) (max) Light and spacious bathroom with Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and bath with tiled surround, glass screen and mixer shower over. Chrome ladder style radiator. Extractor fan. Shaver point. Door to airing cupboard housing hot water tank and shelf.

OUTSIDE

FRONT

Attractive open front garden beautifully tended and edged with flower borders planted with a variety of shrubs and laid to artificial grass. Tarmac driveway offering parking for two vehicles leading to the garage.

GARAGE

19' 8" x 9' 1" (5.99m x 2.77m) Up and over door to generous sized attached single garage. Light and power. Wall mounted Worcester gas boiler.

REAR GARDEN

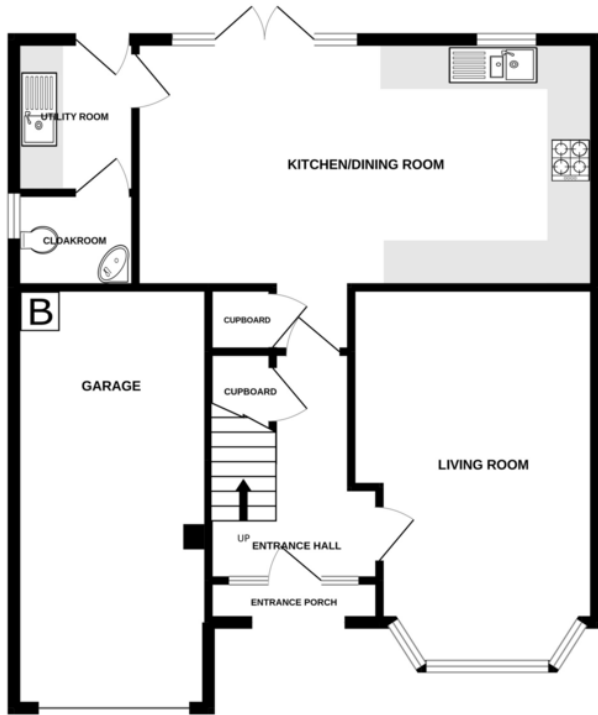
A generous sized rear garden beautifully landscaped and tendered by the current owner, featuring paved patio with artificial grassed areas edged by gravelled pathways leading to a summer house and garden shed. A further deep border runs across the rear of the garden planted with a variety mature plants and shrubs.

AGENTS NOTES;

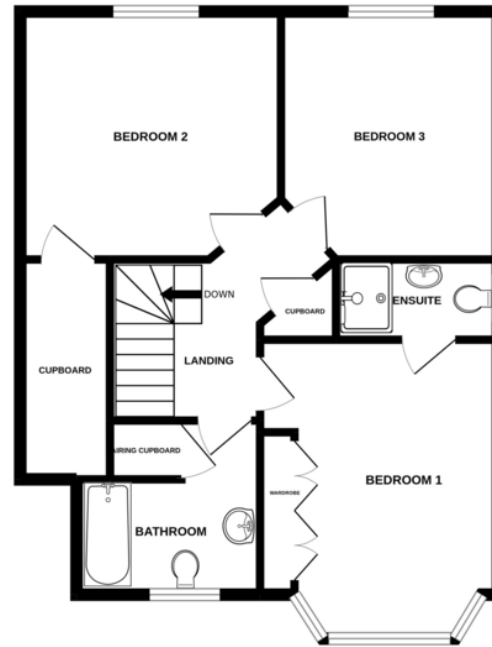
The property is freehold
Council Tax Band: E - Teignbridge District Council



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk