



A spacious and well presented four bedroom detached family home. Located in the desirable seaside town of Dawlish. The property benefits from off road parking, garage, rear garden and is within walking distance to the local superstore.

24 Kestrel Way | Dawlish | EX7 0FY



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1130 SQ FT



LOCATION

Dawlish



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

84 B



COUNCIL TAX BAND

D



### in a nutshell...

- Off Road Parking
- Garage
- Rear Garden
- Well Presented Throughout
- Three Double Bedrooms
- Main With En-suite
- Large Single Bedroom
- Desirable Location
- Close to Amenities
- Large Detached Family Home





## the details...

Kestrel Way is located on the outskirts of Dawlish but is within walking distance to local public transport links, local walks, supermarket, gym and other amenities. The centre of Dawlish is only a short car journey away as is the local beach at Dawlish Warren. The property is tucked away in a nice private corner of Kestrel Way and has parking for three cars and a garage. The property is well presented throughout and the house itself is a modern build.

As you step through the front door of the property you are greeted by a spacious hallway. There is access to the first floor, under stair storage and doors to primary rooms. The first door on the left of the hallway accesses a spacious lounge. Perfect for those family evenings and with ample space for several sofas and further furniture. There is a large window to the front of the property letting through a good amount of light and various plug sockets and of course, a TV point. To the end of the hallway is a stunning hosting space in the form of the Kitchen/diner. A very spacious room with both windows and double patio doors to the rear of the property. There is more than enough space for dining table and currently holds a table that seats eight. The kitchen itself has integrated appliances in the form of oven, hob, fridge freezer and dishwasher. There is an integral sink and plenty of both wall and floor mounted storage units. The double patio doors provide access into the rear garden. It really is the perfect hosting space and provides a great room for those large family meals. Just before we head upstairs, there is a door to the right of the stairs which is the WC. This has a wash hand basin and WC with plenty of space to also store coats and shoes.

Standing at the top of the staircase on the landing there are four bedrooms and a family bathroom. From the landing there is access to the loft, storage cupboard housing the boiler and water tank and doors to further rooms.

Turning left from the top of the stairs takes us into the fourth bedroom. This could hold a small double bed but is better described as a large single bedroom. There is plenty of space for bedroom furniture and could also double up as a home office. The next room on our upstairs tour brings us to the main bedroom. This benefits from large integral wardrobes across the bottom of the room and the bedroom also has access to its own en-suite. The en-suite has a WC, wash hand basin and walk in shower cubicle. The main bedroom is a spacious area and even with the integral wardrobes has further room for bedroom furniture if necessary. To the other side of the landing and the back of the house are the other two bedrooms. Bedroom two on the left of the landing is a generous double bedroom and provides again, ample room for bedroom furniture. Bedroom three is a smaller double and is light and airy with plenty of space.

Finally on the first floor we have the family bathroom. This has a low level bath tub with shower over. There is a low level WC and a wash hand basin. The bathroom has an obscure glazed window to the side of the house.

To the rear of the property there is a spacious garden. There is a large patio area just outside the rear patio doors providing a great space for garden furniture for those sunny BBQ days. The rest of the garden is turfed and there are trees to the bottom of the garden to add a level of privacy. The rear garden is secure with side access and it is South facing.

At the front of the property there is parking for three cars and a garage. The garage has a metal up and over door and has both power and lighting.



the floorplan...

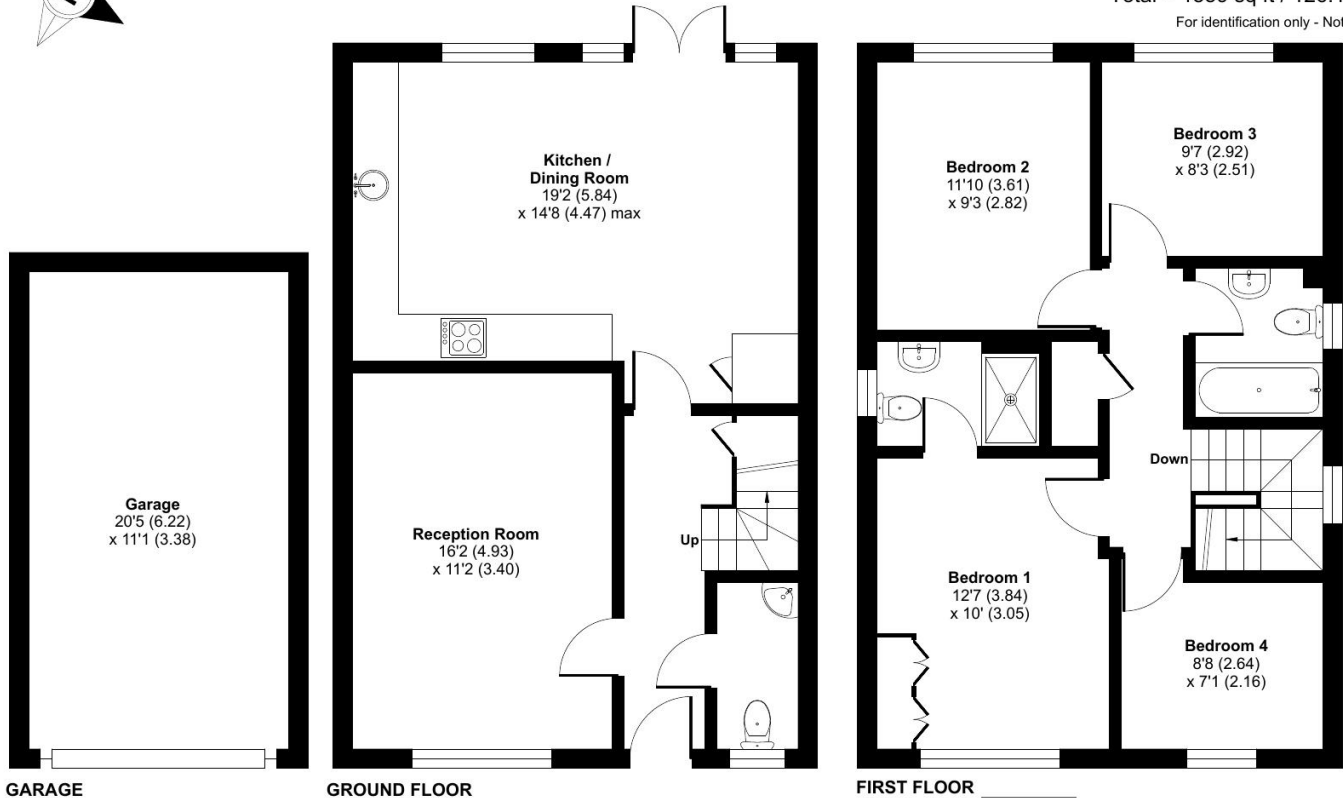
## Kestrel Way, Dawlish, EX7

Approximate Area = 1130 sq ft / 104.9 sq m

Garage = 229 sq ft / 21.2 sq m

Total = 1359 sq ft / 126.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Ashtons Complete (Complete Property). REF: 1082595



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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

Supermarket: 0.4 Miles

Town Centre: 1.9 Miles

### Relaxing

Dawlish Countryside Park: 0.8 Miles

The Beach: 1.8 Miles

Dawlish Warren Golf Club: 1.8 Miles

### Travel

Bus Stop: 0.4 Miles

Train Station: 2.1 Miles

Exeter Airport: 13.7 Miles

### Schools

Primary: 2.1 Miles

Secondary: 1.7 Miles

Please check Google maps for exact distances and travel times.

**Property postcode: EX7 0FY**

## how to get there...

As you head out of Dawlish town centre towards Exeter, follow Exeter Road until you come to the roundabout with Sainsburys on your right-hand side. Take the exit on the roundabout for Sainsburys and follow Black Swan Road. At the next roundabout, take the first exit onto Swift Road and a left again onto Kestrel Way. The property can be located at the top of Kestrel Way.





Need a more complete picture? Get in touch with your local branch...

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