

Curlew Way, **Dawlish**, EX7 0FT

A stunning and deceptively spacious 4 bedroom detached house built by Redrow Homes situated in a lovely position with the Copse development on the outskirts of Dawlish. The property has a wonderful kitchen/dining/living space across the rear of the property, DOUBLE GARAGE with parking and 2 bedrooms with en suite shower rooms.
FREEHOLD, COUNCIL TAX BAND - E, EPC - B.

£600,000

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LOCATION

The town is nestled between the Exe Estuary and the steep cliffs of Dawlish Warren, creating a stunning natural landscape. Dawlish enjoys a mild climate, thanks to its proximity to the warm currents of the Gulf Stream, making it an attractive destination for visitors and residents alike.

Dawlish is renowned for its long, sandy beaches that stretch along the coastline. The Dawlish Town Beach is a popular spot for sunbathing, building sandcastles, and enjoying refreshing swims in the clear waters of the English Channel. The nearby Dawlish Warren Beach, with its sand dunes and nature reserve, provides a haven for wildlife and birdwatching enthusiasts.

One of Dawlish's distinctive features is the famous Dawlish Railway Line, which runs along the coast and offers breath-taking views of the sea. The line is known for its iconic red sandstone cliffs and the unique sight of trains passing right next to the water on the "sea wall." This scenic route is a favourite among railway enthusiasts and visitors to the area.

The town centre of Dawlish boasts a charming mix of traditional and modern architecture. You'll find a range of independent shops, cafes, and restaurants, where you can sample local delicacies and enjoy a leisurely stroll along the streets. The town is also home to some historic buildings, including the Dawlish Museum, which showcases the town's rich history and maritime heritage.

For nature lovers, Dawlish offers a variety of outdoor activities. The nearby Dawlish Warren Nature Reserve is a haven for wildlife, with its sand dunes, grasslands, and freshwater ponds. It provides opportunities for birdwatching, nature walks, and exploring the diverse ecosystems of the area.

Dawlish hosts various events and festivals throughout the year, including the Dawlish Carnival, a lively celebration featuring parades, live music, and entertainment for all ages. The town's close-knit community creates a welcoming and friendly atmosphere, making Dawlish an appealing place to live or visit.

Overall, Dawlish offers a unique combination of natural beauty, seaside charm, and a close-knit community. Whether you're looking to relax on the beach, explore the scenic surroundings, or immerse yourself in the town's rich history, Dawlish is a delightful destination on the Devon coast.

FRONT DOOR TO:

ENTRANCE HALL

A spacious entrance hall with stairs leading to the first floor, and doors to the principal rooms.

CLOAKROOM

Suite comprising WC, and wash hand basin.

SITTING ROOM

A lovely room with shallow bay window to the front of the property, and radiator.

WONDERFUL OPEN PLAN KITCHEN/DINING/LIVING ROOM

A brilliant open plan space with windows and doors leading to the rear garden, radiators, under stairs storage cupboard, space for a dining table and chairs and living area to one end, the kitchen has modern matching base and eye level units with work surfaces over, double sink unit, feature gas hob with extractor hood over, eye level double oven, built in storage unit and access to:





UTILITY ROOM

Modern matching units, sink unit, door to the side of the property and space for appliances.

FIRST FLOOR LANDING

A light landing with airing cupboard and doors to:

BEDROOM 1

Shallow Bay window to the front, radiator, fitted wardrobes to one wall and door to:

EN SUITE SHOWER ROOM

Modern suite comprising walk in double shower unit with glass screen, wall hung wash hand basin, WC, heated towel rail and window to the side.

BEDROOM 2

Window to the rear of the property looking onto the garden, radiator and door to:

EN SUITE SHOWER ROOM

Suite comprising double shower enclosure, wall hung wash hand basin, WC, heated towel rail and window to the rear.

BEDROOM 3

Window to the rear and radiator.

BEDROOM 4

Window to the rear and radiator.

BATHROOM

Suite comprising panelled bath with shower and glass screen over, wall hung wash hand basin, WC and window to the front.

OUTSIDE

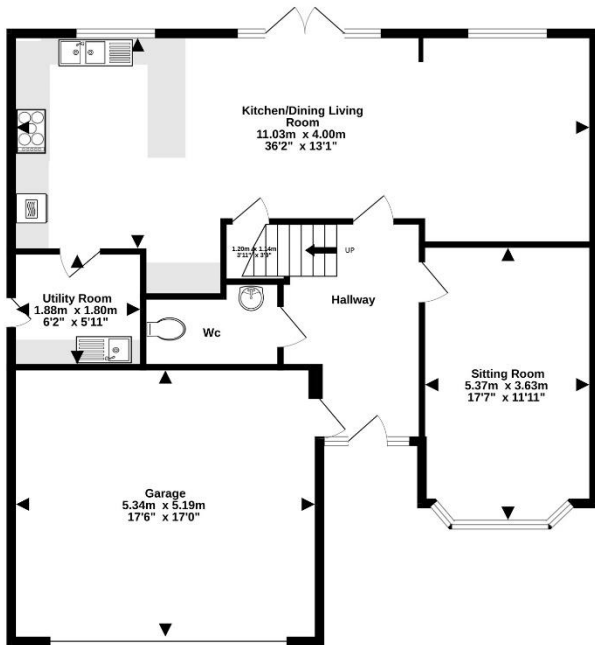
To the front of the property is a double width driveway for 2 cars, path to the front door, lawned garden with hedge surround and side access. The rear garden is mainly laid to lawn with 2 seating areas, timber fence surround and a variety of shrubs alongside a sunny aspect.

DOUBLE GARAGE

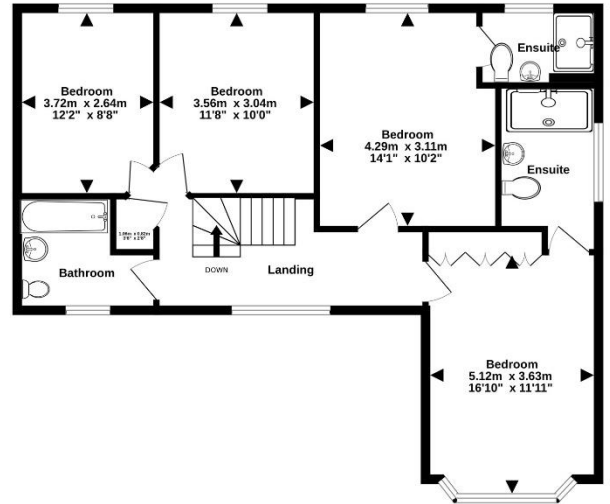
A great space with light and power connected and access door to the main entrance hall providing convenience to the owners.



Ground Floor
112.0 sq.m. (1205 sq.ft.) approx.



1st Floor
74.2 sq.m. (798 sq.ft.) approx.



TOTAL FLOOR AREA : 186.1 sq.m. (2004 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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