



1, Dawn Close



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, Exeter, EX1 3DU

Exeter Cathedral (1.7 Miles), Exeter Hospital (1.1 Miles)

A spacious detached family home occupying a generous corner plot, with four bedrooms, a conservatory, garage and driveway parking.

- Detached family home
- Four bedrooms
- Single garage
- Two reception rooms
- Freehold
- Generous corner plot
- Principal en-suite
- Driveway parking
- Modern fitted kitchen
- Council tax band: E

Guide Price £550,000

SITUATION

Dawn Close is situated in the popular residential area of Exeter, providing access to the city centre and a range of local amenities, schools and transport links. Exeter offers an extensive range of shopping, leisure and educational facilities, together with convenient access to the M5 motorway and surrounding Devon countryside.

DESCRIPTION

An attractive detached family home set within a generous corner plot, offering well-proportioned accommodation arranged over two floors. The property provides four bedrooms, two reception rooms, a modern kitchen, conservatory and two bath/shower rooms. Outside, the property benefits from a good-sized rear garden, driveway parking for two vehicles and a single garage.



ACCOMMODATION

The property is approached via an entrance porch which opens into a spacious entrance hall, currently utilised as a library area. From here, access is provided to the ground floor cloakroom, sitting room and kitchen. The sitting room is a particularly generous reception space, with large windows overlooking the garden, an archway leading through to the dining room and an air conditioning unit. The dining room provides ample space for a large dining table and enjoys dual-aspect windows overlooking the garden. The modern kitchen is fitted with a range of matching units and integrated appliances, with access through to the conservatory, which provides an additional reception space with doors opening onto the rear garden.

On the first floor, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by a family bathroom fitted with both a separate bath and shower.

OUTSIDE

The property occupies a generous corner plot, with a driveway providing off-road parking for two vehicles and access to the single garage, which benefits from light and power. The good-sized rear garden offers a variety of areas for outdoor enjoyment, including a patio suitable for seating and dining, a lawned area and a greenhouse.

SERVICES

Utilities: Mains electric, water, gas, telephone and broadband

Drainage: Mains

Heating: Gas

Tenure: Freehold

EPC: C(74)

Current Council Tax: E

Standard, ultrafast and superfast broadband available. EE, O2,

Three and Vodafone mobile networks likely to be available (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1553 sq ft / 144.2 sq m
Garage = 216 sq ft / 20 sq m
Total = 1769 sq ft / 164.2 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Stags. REF: 1522005

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
74	79
England & Wales	
EU Directive 2002/91/EC	

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