



Avocet Place, Dawlish, EX7 0GD

Guide price: £440,000

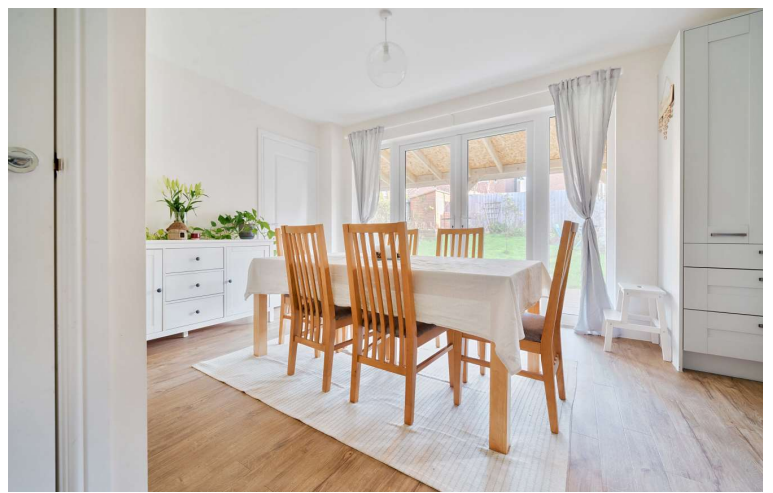
A modern, stylish and immaculately presented three double bedroom, three bathroom detached house located on a quiet cul-de-sac with just two other properties. NO ONWARD CHAIN.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Description

A modern, stylish and immaculately presented three bedroom, three bathroom detached house located on a quiet cul-de-sac with just two other properties.

History:

The property was built in 2020 by Redrow homes. The current owners have owned the property since new.

Ground floor:

The property is accessed via a driveway and flat path to the front door.

Sitting Room: Good sized sitting room, Kardean flooring, large bay window overlooking the front aspect and radiator.

Kitchen: A mixture of wall and base storage units, roll top work surface, fitted appliances include a four ring gas hob, extractor fan, fridge/freezer, dishwasher, double electric oven and stainless steel sink/drainage. Kardean flooring and window overlooking the rear garden.

Dining Room: Kardean flooring, double French doors leading onto the private rear garden and radiator.

Utility Room: Plumbing and space for washing machine and tumble dryer, fitted storage cupboard, work surface, stainless steel sink/drainage.

Downstairs WC: Low level WC and wash hand basin.

First Floor:

Bedroom One: Double bedroom, carpet flooring, bay window overlooking the front aspect. Two double fitted wardrobes and radiator.

En-Suite: Modern bathroom, walk in rainfall shower, separate bath, low level WC, hand wash basin and heated towel rail.

Bedroom Two: Double bedroom, carpet flooring, window overlooking the rear garden, radiator.

En-Suite: Walk in shower, low level WC, wash hand basin, heated towel rail.

Bedroom Three: Double bedroom, carpet flooring, window overlooking the rear garden, radiator.

En-Suite: Walk in shower, low level WC, wash hand basin, heated towel rail.

Outside:

The private rear garden features a veranda which provides functional use all year round and a high level of privacy. The bulk of the garden is laid to lawn with a mixture of mature plants and flowers.

The property has a sizable driveway and with a integral single garage.

Location:

The property is only one of three properties located on a quiet cul-de-sac, within the sought after Redrow development "The Copse".

Dawlish is a traditional seaside town, with a wonderful golden sand beach on its doorstep. Excellent transport links include a railway station and easy access to the M5 motorway. There are a range of local amenities and services, including a secondary school and a variety of restaurants and public houses.



At a glance...

- Immaculately presented
- On a quiet cul-de-sac
- No onward chain
- Detached
- Driveway
- Garage
- Three double bedrooms

PROPERTY INFORMATION:

- Freehold
- Council tax Band: E
- Mains electric, gas, water and drainage.
- Broadband: Ultrafast Broadband is available (checked on openreach) with fibre to the cabinet.
- Mobile: We understand that full mobile coverage is available (checked on Ofcom)
- NHBC warranty until 2030.

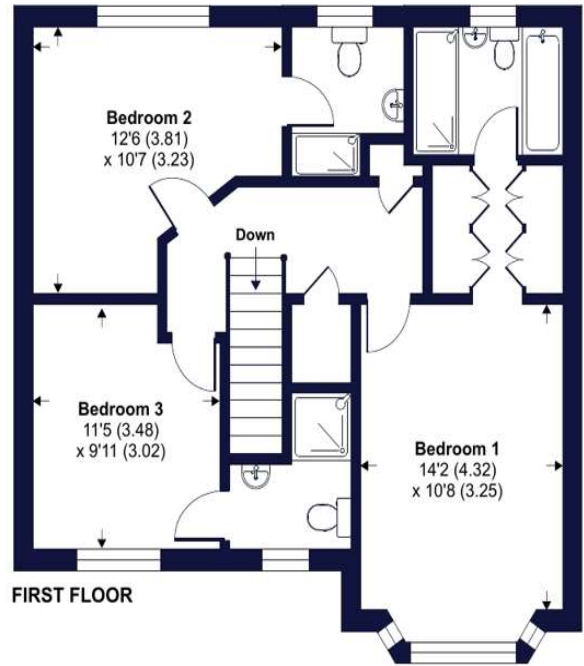
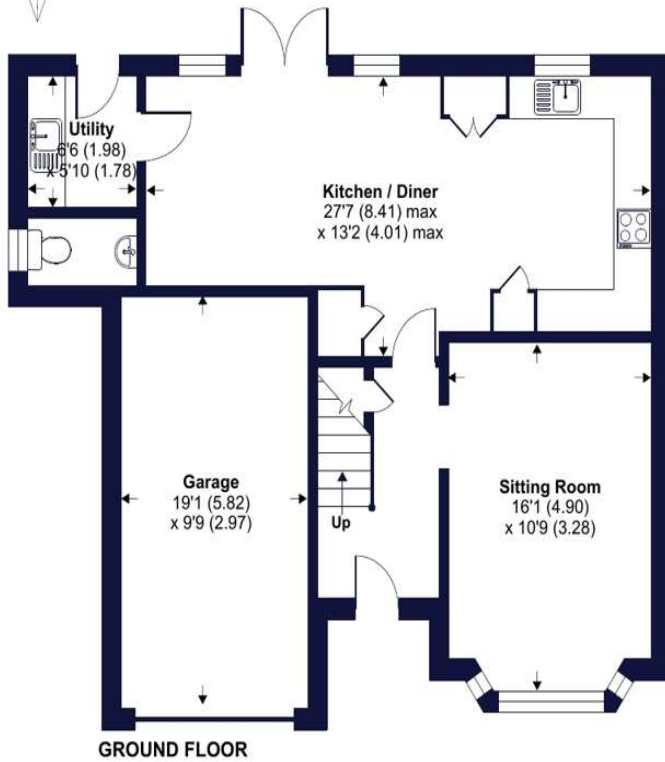
Avocet Place, Dawlish, Devon, EX7

Approximate Area = 1365 sq ft / 126.8 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1558 sq ft / 144.7 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). © nichecom 2023. Produced for Winkworth. REF: 1064154

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(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, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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