



Check this out! This four-bedroom detached family home is situated in a private cul-de-sac and is in excellent condition. The spacious property includes a lounge, kitchen/dining room, downstairs cloakroom, family bathroom and four bedrooms, with the main bedroom featuring an ensuite. This property offers garage, off-road parking, a rear garden, and proximity to local amenities. A beautiful modern home!

46 Kestrel Way | Dawlish | EX7 0FY

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,160 sq ft



LOCATION



AGE



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

.....



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

TBC



COUNCIL TAX BAND

D



in a nutshell...

- Spacious Lounge
- Modern Kitchen / Dining room
- Four generous bedrooms
- Downstairs cloakroom
- Well presented throughout
- Off road parking
- detached garage
- Well maintained gardens
- Convenient location





the details...

This beautifully presented, modern four-bedroom detached house, which is still under the builder's warranty, provides the ideal combination of contemporary living, comfort, and convenience. Located at the end of a peaceful cul-de-sac on a private road in Dawlish, the property enjoys a serene and private setting while remaining close to local amenities, making it ideal for families.

The property is conveniently located just around the corner from Sainsbury's, providing easy access to everyday essentials and groceries. Furthermore, there are several well-known local schools nearby, making this home ideal for families with children. Bus routes are also nearby, providing convenient public transport to Dawlish and the surrounding areas. Despite its quiet location, the property is close to the town centre, so you're never far from a variety of local shops, cafes, restaurants, and recreational opportunities.

Inside, the property is immaculately finished, with a spacious and welcoming hallway that leads to a well-proportioned living room ideal for both entertaining and quiet family evenings. From the hallway, there is also a convenient downstairs cloakroom with built-in shelving and hanging space to store coats and shoes.

The modern kitchen has a stylish range of wall and floor mounted units that provide plenty of storage and are topped with square edge work surfaces. There is a built-in electric oven and hob with a cooker hood above. There is also an integrated dishwasher and refrigerator/freezer. The open-plan design creates a fluid space that flows seamlessly into the dining area, which has enough room for a good-sized dining table and doors that open into the low-maintenance rear garden, making it an ideal setting for al fresco dining or simply enjoying the outdoors. In the kitchen/dining room area, there is also a cupboard with a utility space and plumbing for a washing machine and tumble dryer.

On the first floor, there is a wonderful, carpeted landing from which you can access the bathroom and four bright and airy bedrooms. The master bedroom has an en-suite shower room, and the other generously sized bedrooms share a stylish family bathroom. All bedrooms have carpeted floors and plenty of storage space.

Outside, To the front of the property is a well-kept front garden planted with a variety of mature shrubbery, as well as a two-car driveway leading up to the detached garage. The garage has an up-and-over door and a pitched roof, which provides additional storage space above. It also has power, lighting, and a door leading into the rear garden.

The property's rear garden is well-kept and level, with a lovely paved sun patio, pebbled areas, and planted borders for a low-maintenance finish. There is an outdoor tap and electrical sockets in the garden. There is also a timber storage shed behind the garage.

This modern detached house, which is only 6 years old, represents an excellent opportunity for families or professionals seeking a contemporary home in a desirable location with excellent local amenities and easy access to Dawlish and beyond.

Tenure - Freehold

the floorplan...

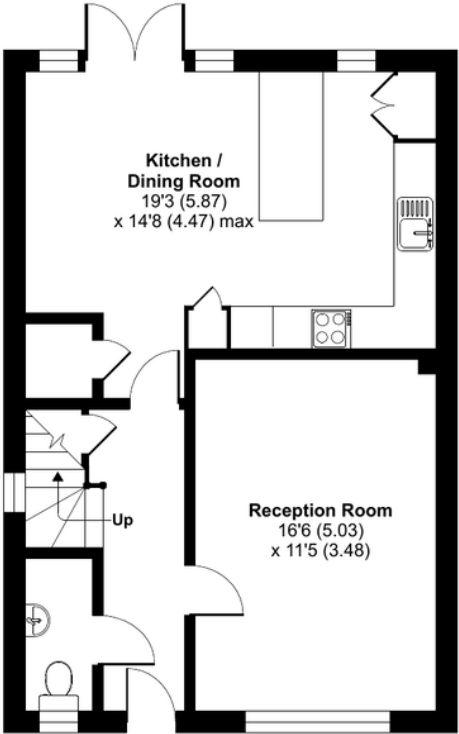
Kestrel Way, EX7

Approximate Area = 1160 sq ft / 107.8 sq m

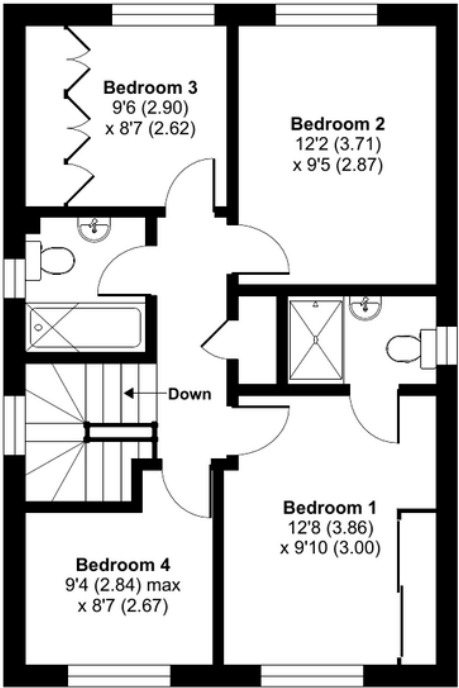
Garage = 229 sq ft / 21.3 sq m

Total = 1389 sq ft / 129 sq m

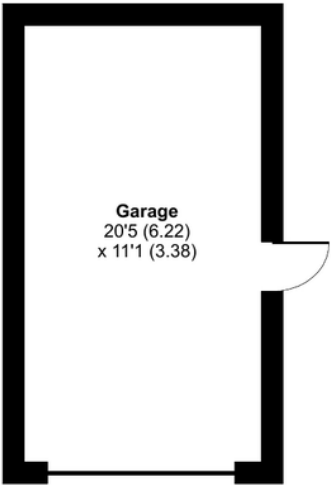
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1252320



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the location...

Dawlish offers a variety of amenities, including sandy beaches, local shops, public houses, and highly regarded primary and secondary schools for families. There is also a railway station that connects to Newton Abbot, Teignmouth, and Exeter City Centre. This seaside town is a short walk from Dawlish Warren, which offers a variety of activities. The location offers easy access to the A380, making it ideal for commuters to Exeter Airport and the 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 leave Dawlish town centre and head towards Exeter, follow Exeter Road until you reach the roundabout with Sainsburys on your right. Take the Sainsburys exit from the roundabout and head down Black Swan Road. At the next roundabout, take the first exit onto Swift Road, then make a left onto Kestrel Way. The property can be found at the top of Kestrel Way.

Please check Google maps for exact distances and travel times.

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picture? Get in touch with
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