



Private road - Cul-de-sac location

CHECK THIS OUT. A beautifully presented FOUR Bedroom DETACHED FAMILY HOME located within a private cul-de-sac. The property offers a Lounge, Kitchen / Dining room, Downstairs Cloakroom, Family bathroom and Four bedrooms with the main bedroom accompanied by an ensuite. Garage, Off road Parking, Rear garden, Close to local Amenities. A MODERN HOME!

46 Kestrel Way | Dawlish | EX7 0FY





PROPERTY TYPE

Detached House



SIZE

1,160 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

84 B



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, still under the builder's warranty, offers the perfect blend of contemporary living, comfort, and convenience. Situated at the end of a peaceful cul-de-sac on a private road in Dawlish, the property enjoys a serene and private location whilst still being in close proximity to local amenities making it just perfect for families.

The property is well-positioned just around the corner from Sainsbury's, offering easy access to everyday essentials and groceries. Additionally, there are a number of well-regarded local schools nearby, making this home perfect for families with children. Bus routes are also within walking distance, providing excellent public transport links to Dawlish and the surrounding areas. Despite its quiet location, the property is not far from the town centre, meaning you're never far from a range of local shops, cafes, restaurants, and recreational opportunities.

Inside, the property is finished to a high standard, with a spacious and welcoming hallway that leads to a well-proportioned living room, perfect for both entertaining and quiet family evenings. From the hallway there is also a convenient downstairs cloakroom which also boasts handy built in shelving and hanging space to tuck away those coats and shoes.

The modern kitchen is equipped with a stylish range of wall and floor mounted units providing a great amount of storage topped with square edge work surfaces. There is a built in electric oven and built in electric hob with fitted cooker hood above. There are also an integrated dishwasher and fridge / freezer. The open-plan design creates a fluid space that connects seamlessly to the dining area providing ample space for a good size dining table, with doors opening into the low maintenance rear garden, providing an ideal setting for al fresco dining or simply enjoying the outdoors. Within the kitchen / Dining room area there is also a cupboard housing a utility space with plumbing for a washing machine and tumble dryer.

On the first floor is a wonderful carpeted landing from where you can branch out to the bathroom and the Four bright and airy bedrooms. The master bedroom benefits from an en-suite shower room, while the remaining generously sized bedrooms share a stylish family bathroom. All of the bedrooms have carpeted flooring and have ample space for storage space.

Outside, To the front of the property is a well cared for front garden planted up with a range of mature shrubbery along with a driveway for two cars leading up to the front of the detached garage.

The garage has an up and over style door with a pitched roof to provide more potential storage space above. It also has power, lighting and a door opening in to the rear garden.

To the rear of the property is a well maintained, level rear garden comprising a lovely paved sun patio along with areas laid to pebbles and planted borders for a low maintenance finish. Within the garden is access to an outdoor tap and outdoor electric sockets. There is also a timber storage shed tucked behind the garage.

Tenure - Freehold  
Council tax band - D



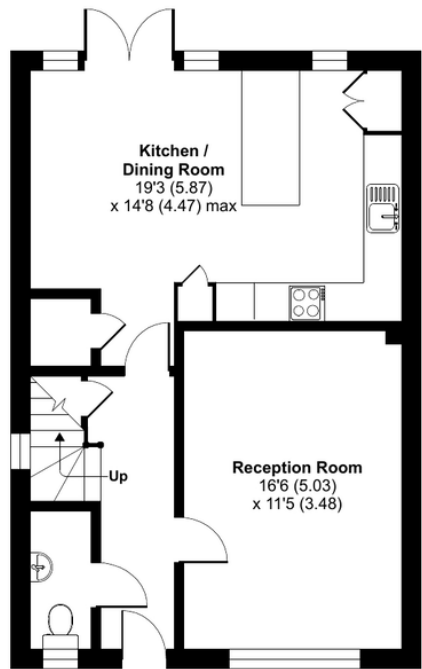
Kestrel Way, EX7

Approximate Area = 1160 sq ft / 107.8 sq m

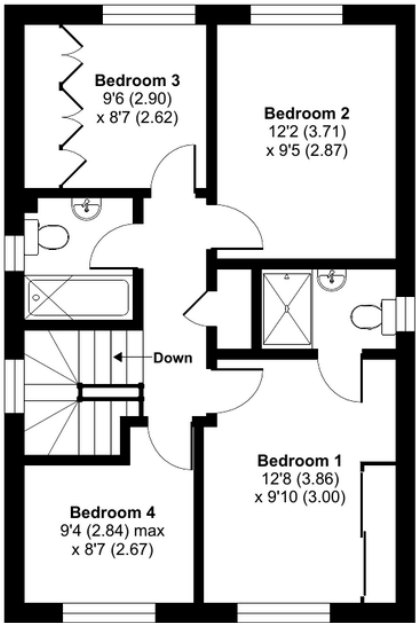
Garage = 229 sq ft / 21.3 sq m

Total = 1389 sq ft / 129 sq m

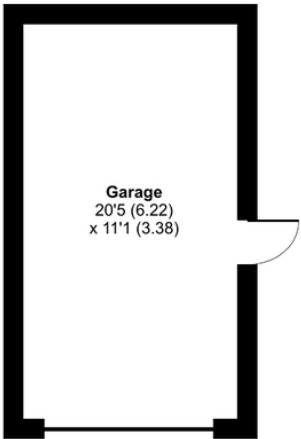
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GROUND FLOOR



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...





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