



- Built by an award winning local builder
- 15 minute walk to the beach
- Garage & Driveway parking
- COASTAL town location
- Pro-tec 10 year warranty
- 5 minute drive to Primary School and Dawlish College
- PHOTOVOLTAIC (PV) panels
- Quiet cul-de-sac position

## Badlake Hill, Dawlish, EX7 9AY

Guide Price £470,000

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## Property Description

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The accommodation provides free-flowing and flexible living all of which enjoys lovely natural light. Flooring finishes are complete with an attractive mixture of hard wearing and stylish LVT and carpet.

The ground floor has two main points of access with the front door leading to an attractive entrance hall with guest cloak room and cloaks cupboard. A side door provides good day to day access, leading from the driveway to the utility room and through to the entrance hallway.

The large kitchen and dining room enjoys southerly views and French doors to the garden and terrace. The kitchen itself has a high specification with features including induction hob, downdraft extractor, integrated dishwasher, "Quooker" hot tap and the rarity of a walk in larder. An impressive sitting room runs adjacent to the kitchen and spans the full depth of the house, enjoying a dual aspect.

At first floor level there are four well-presented bedrooms, including a substantial main bedroom spanning the full depth of the house with stylish en suite shower room. The guest bedroom enjoys a quiet northerly aspect and there are two further bedrooms and beautifully appointed family bathroom.

One of the key features of Altura is the large garden







with lovely aspects and hidden lower garden area providing an ideal area for entertaining and exploration

To the side of the property is a brick paved driveway providing ample off-road parking.

The developer has gone to great lengths to provide level, beautifully landscaped rear gardens in order to take maximum advantage of the privacy.

This includes the clever blend of natural materials, and the sympathetic retention of some mature trees and shrubs.

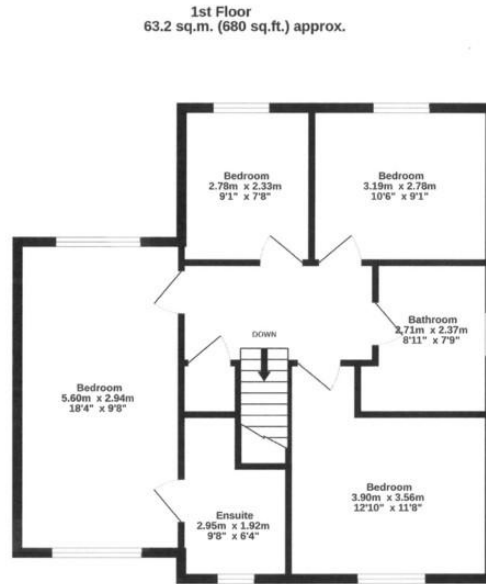
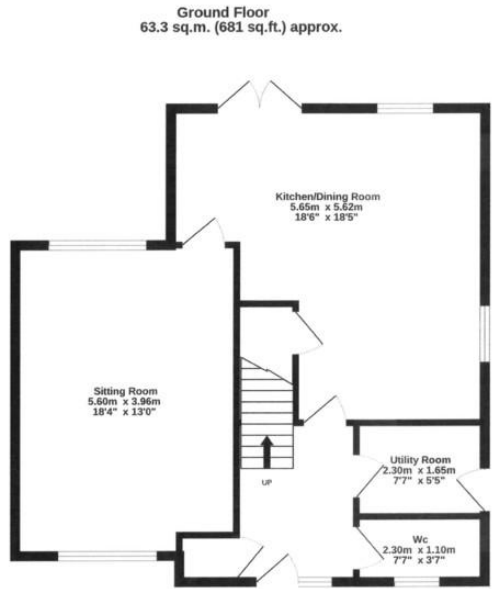


The seaside town of Dawlish is renowned for its sandy beaches and picturesque lawns making it popular with both tourists and locals alike. The renowned Brook, Dawlish Water, famous for its black swans, runs through the heart of the town. Flanked on one side by The Lawn with a Victorian band stand, the town retains its quintessential charm of a bygone era. The Strand, the hub of the town, has been redesigned and landscaped in recent years to create a bustling, market-town atmosphere. The town offers a wide range of facilities and amenities including well regarded schools, health centre, leisure centre, library, bowling greens, churches of various denominations, restaurants, pubs, a diverse range of shops and cafes, and a Sainsbury's supermarket on the edge of town.



According to the Köppen climate classification, Dawlish has a mild oceanic climate, bordering on a warm to cool Mediterranean climate and is one of the sunniest places in the UK!

There are excellent transport links on hand including a mainline railway station (London Paddington) and several regular bus services.



The Cathedral city of Exeter is some 14 miles distance and can be accessed by both the A379 coast road and A380 dual-carriageway leading to the A38 Devon Expressway and M5 motorway.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>	93	93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.