



- DETACHED FAMILY HOME ON POPULAR DEVELOPMENT
- CUL DE SAC LOCATION ON THE FRINGES OF TOWN
- RECEPTION HALL, GROUND FLOOR CLOAKROOM
- KITCHEN DINER/FAMILY ROOM, UTILITY ROOM
- FOUR BEDROOMS, ONE EN-SUITE, STUDY/BEDROOM FIVE
- OVERSIZED GARAGE, PARKING SPACE
- ENCLOSED REAR GARDEN, COUNTRYSIDE VIEWS
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Finistere Avenue, Dawlish, EX7 0FH

Guide Price £450,000

Dart & Partners are delighted to present this four/five bedroom link detached family home situated in a select cul de sac location on the fringes of a popular modern development offering versatile accommodation briefly comprising; reception hall, cloakroom, kitchen diner/family room, utility room, four bedrooms (master with en-suite), study/snug/bedroom five, oversized garage, uPVC double glazing, gas central heating, enclosed rear garden, parking space.



Property Description

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An internal viewing comes highly recommended to appreciate the wonderful accommodation on offer.

Obscure glazed composite front door into...

RECEPTION HALL

With doors to principal room and stairs rising to first floor. Radiator. Door to...

CLOAKROOM

Obscure glazed uPVC window to front. White suite comprising close coupled WC, pedestal wash hand basin, tiled splash backs, heated ladder towel rail, wall mounted gas boiler, vanity mirror.

Door to useful under stairs storage cupboard. Door through to...

UTILITY ROOM

Comprehensively fitted with matching base units and roll top work surface, inset stainless steel sink drainer, space and plumbing for washing machine and tumble dryer, tiled splash backs, radiator. Door to airing cupboard with pressurised hot water cylinder and timber slatted shelving.

KITCHEN/DINER/FAMILY ROOM

uPVC double glazed window to front. KITCHEN AREA comprehensively fitted with wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated eye level electric oven, five burner gas hob with stainless steel





extractor canopy above, integrated fridge freezer, integrated dishwasher, tiled splash backs, power points. DINING AREA with space for large table and chairs, radiator, power points, television aerial connection point on feature wall.

FIRST FLOOR

Door to...

LIVING ROOM

Triple aspect with uPVC double glazed window to front, side and uPVC double doors opening to rear garden. Two radiators, power points, television aerial connection point. A lovely open outlook to the rolling countryside beyond to the front aspect.



BEDROOM

With uPVC double glazed windows to rear, radiator, power points.

OFFICE/SNUG/BEDROOM FIVE

uPVC double glazed window to front enjoying a similar outlook to that of the living room. Radiator, power points, television aerial connection point.

Stairs rising to SECOND FLOOR with obscure uPVC double glazed window to side on half landing.

SECOND FLOOR

Radiator. Loft access hatch

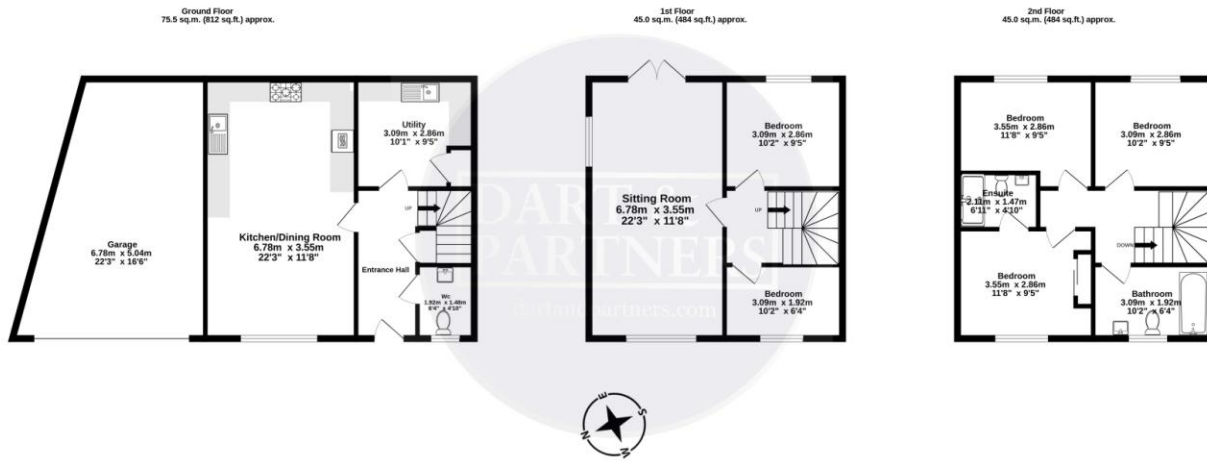
BEDROOM ONE

uPVC double glazed window to front enjoying stunning countryside views. Radiator, power points. Door to...



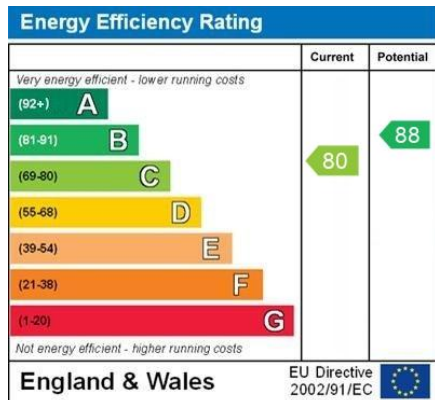
EN-SUITE SHOWER ROOM

Modern white suite comprising concealed cistern flush WC, wall mounted wash hand basin, walk in shower with sliding glazed doors, mains fed shower, tiled splash backs, heated ladder towel rail, shaver socket, extractor fan.



TOTAL FLOOR AREA : 165.5 sq.m. (1781 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



BEDROOM TWO

uPVC double glazed window to rear, radiator, power points.

BEDROOM THREE

uPVC double glazed window to rear, radiator, power points.

FAMILY BATHROOM

With obscure uPVC double glazed window to front, modern white suite comprising concealed cistern flush WC, wall mounted wash hand basin, panelled bath with mains fed shower over, glazed shower screen, tiled splash backs, tiled flooring, heated ladder towel rail, shaver socket, extractor fan.

OUTSIDE

To the front is an EV charging point and **OVERSIZED GARAGE** with metal up and over door, power and light.

The rear garden is fully enclosed with a beautiful tiled patio. central area of artificial grass. Raised decked seating area, perfect for relaxation or entertaining. A timber gate gives access out to the **PARKING SPACE**. Outside power points and water tap. Additional decked terraced seating area to the side of the property offering a high degree of privacy whilst enjoying beautiful open countryside views, would make an ideal place to enjoy the sunset.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D



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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