



21 Badlake Hill, Dawlish

In Excess of **£400,000**

**DART &
PARTNERS**
Established 1971



21 Badlake Hill

Dawlish, Dawlish

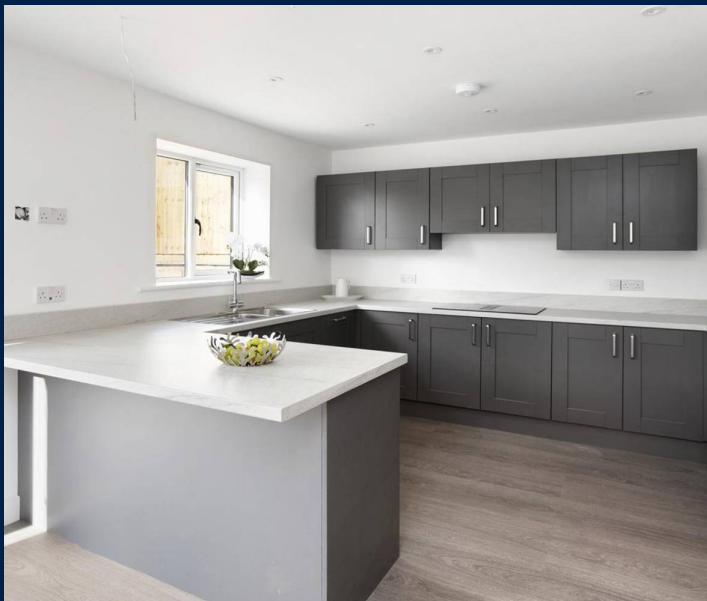
Springfield is an elegant new build 4 bedroom house in a hidden away position within exclusive development. Private location with south west facing aspect and private driveway parking. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:

- Quiet and private location
- Elegant new build 4 bedroom home
- Award winning local builder
- 15 minute walk to the beach
- Photovoltaic (PV) panels
- Trainline to London
- Detached workshop
- Coastal town location
- Garaging & private driveway



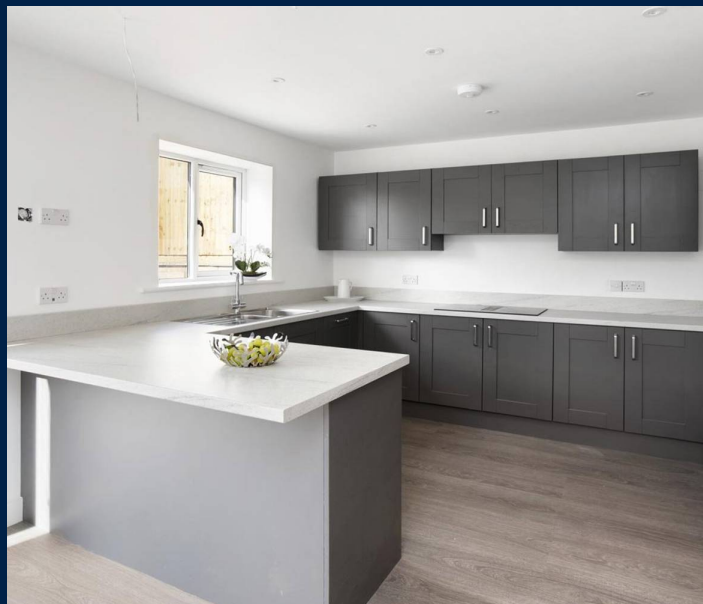
Springfield is an elegant new build 4 bedroom house situated in a hidden away position within exclusive development. The property enjoys a private location with south west facing aspect and the benefit of private driveway parking.

The accommodation provides free-flowing and flexible living all of which enjoys lovely natural light. The front door leading to an attractive entrance hall with guest cloak room and useful utility room. The large kitchen and dining room dominates the ground floor enjoying a southerly westerly aspect and sliding doors lead to the garden and terrace area. The kitchen itself has key features such as induction hob, downdraft extractor, integrated dishwasher and the rarity of a walk in larder. An attractive sitting room is accessed via double doors from the kitchen and dining area and there is separate access from the entrance hall.

At first floor level there are four well-presented bedrooms, with the main bedroom featuring a stylish en suite shower room. There are three further bedrooms and beautifully appointed family bathroom.

Springfield enjoys a quiet and secluded location within this lovely development with quiet and attractive gardens and the benefit of a detached workshop.

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



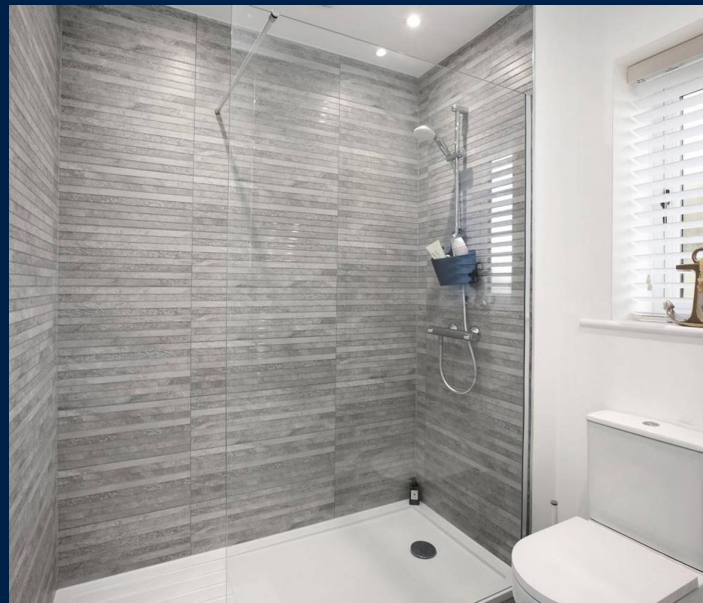
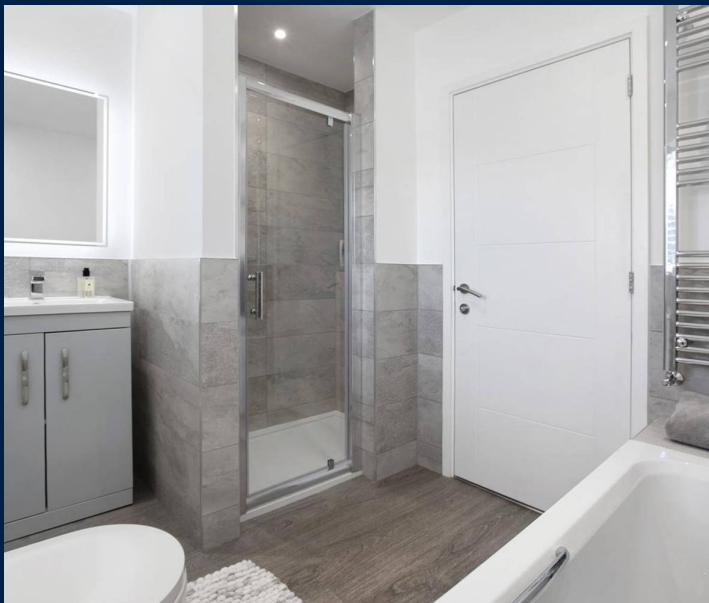


The seaside town of Dawlish is renowned for its sandy beaches and picturesque lawns making it popular with both tourists and locals alike. The renowned Brook, Dawlish Water, famous for its black swans, runs through the heart of the town.

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!

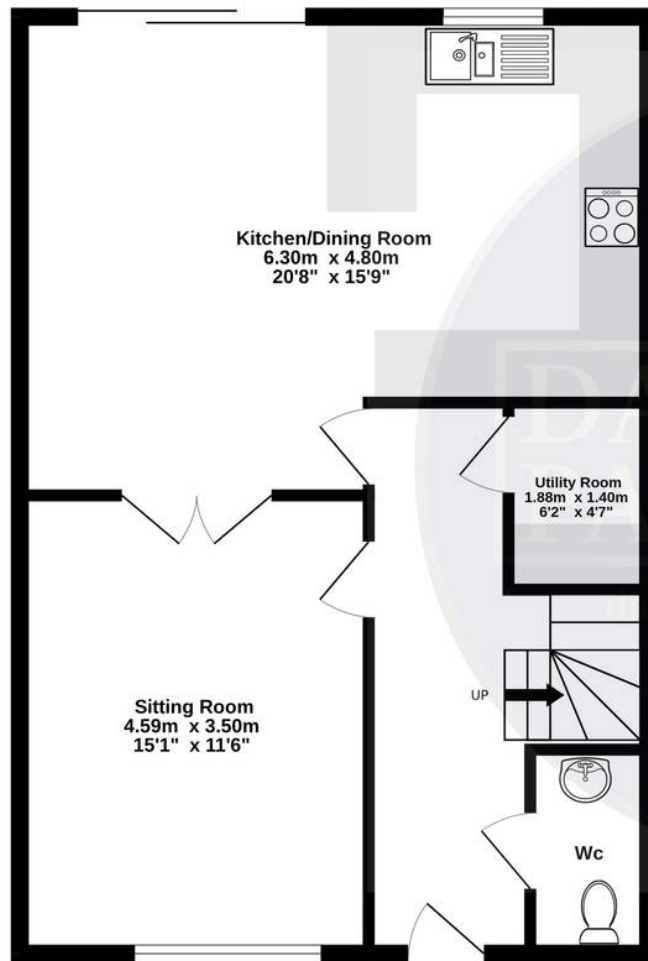
There are excellent transport links on hand including a mainline railway station (London Paddington) and several regular bus services.



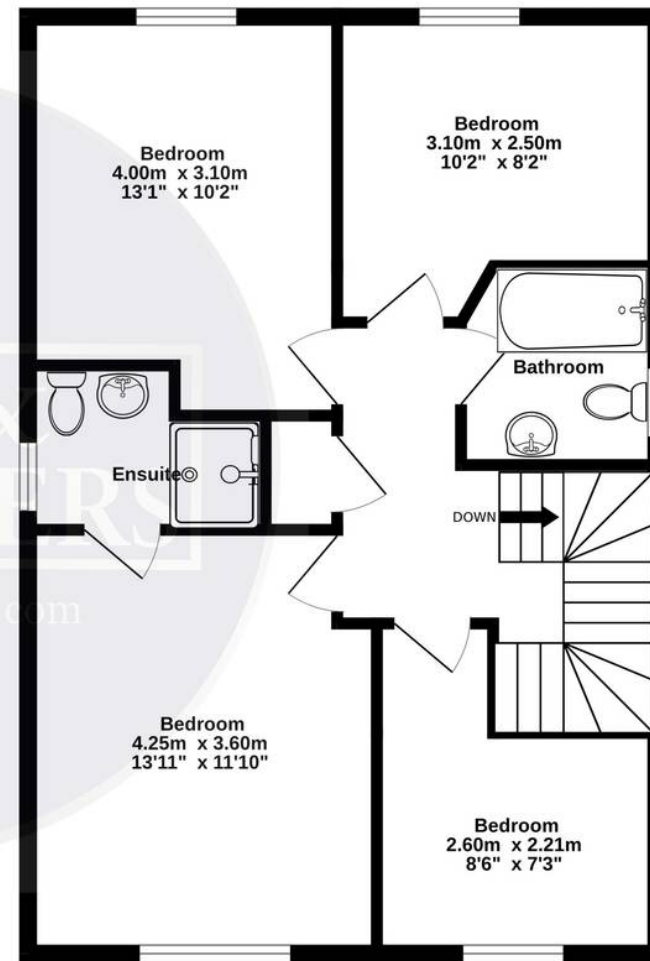
The Cathedral city of Exeter is some 14 miles distance and can be accessed by both the A379 coast road and A380 dual-carriageway leading to the A38 Devon Expressway and M5 motorway.



Ground Floor
59.2 sq.m. (637 sq.ft.) approx.



1st Floor
59.2 sq.m. (637 sq.ft.) approx.



TOTAL FLOOR AREA : 118.4 sq.m. (1274 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.
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