



35 Kestrel Way, Dawlish

Guide Price **£350,000**

**DART &
PARTNERS**
Established 1971



35 Kestrel Way

Dawlish, Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- THREE BEDROOM FAMILY HOME IN FABULOUS DECORATIVE ORDER
- SITTING ROOM, SPACIOUS KITCHEN/DINER, UTILITY CUPBOARD
- THREE BEDROOM WITH THE MASTER BEING EN-SUITE
- DRIVEWAY PARKING FOR 2-3 VEHICLES PLUS A SINGLE GARAGE
- TIMBER SUMMERHOUSE / HOME OFFICE WITH POWER AND T.V POINTS
- ENCLOSED REAR GARDEN



Offered to the market in fabulous decorative order is this lovely three bedroom semi detached family home built by messers Redrow homes, situated within a private cul-de-sac on a popular development on the outskirts of Dawlish. The property is presented to a very high standard and has accommodation briefly comprising reception hall, cloak room, sitting room, kitchen / diner, three bedrooms with master en-suite, family bathroom, Upvc double glazing, gas central heating, drive way parking for 2-3 vehicles, enclosed rear garden including summer house / home office and a single garage. Early viewing comes highly recommended.

Obscure glazed composite front door into ..

RECEPTION HALL with doors to principle rooms and stairs rising to first floor, useful under stairs storage cupboard, radiator, power points and doors to ..

CLOAKROOM with obscure Upvc double glazed window to side, modern white suite comprising low level W.C, wall mounted corner wash hand basin, tiled splashback, radiator and wall mounted consumer unit

SITTING ROOM with Upvc double glazed window to front, radiator, power points, telephone socket, television aerial connection point, door through to ..

spacious KITCHEN / DINER with Upvc double glazed window and Upvc sliding double doors out to the REAR GARDEN, space for large dining table and chairs and modern vertical radiator. KITCHEN AREA has a comprehensive range of wall and base units with square edge work surface over, inset one and half bowl composite sink drainer, integrated eye level electric oven, four burner gas hob with extractor canopy above, integrated fridge freezer and dishwasher, tiled splashbacks and ceiling spotlights.





UTILITY CUPBOARD with space and plumbing for washing machine and tumble dryer
FIRST FLOOR LANDING with Upvc double glazed to side, loft access hatch, radiator, power points, door to..

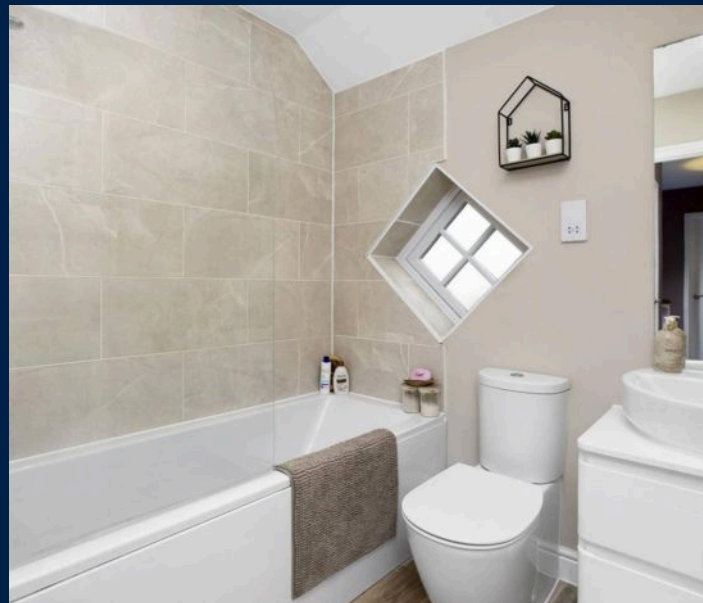
AIRING CUPBOARD with wall mounted gas boiler supplying domestic hot water and gas central heating and timber slatted shelving

BEDROOM ONE with Upvc double glazed window to front, radiator, power points, range of built in wardrobes, door to ..

ENSUITE SHOWER ROOM with modern white suite comprising low level W.C, wall mounted wash hand basin, large walk-in shower with sliding glazed doors, tiled splashbacks, mains fed shower, extractor fan and chrome ladder heated towel rail

FAMILY BATHROOM with Upvc obscure double glazed window to front, white suite comprising close couple W.C, inset wash hand basin into vanity unit, panelled bath with wall mounted mains fed shower, glazed shower screen, tiled splashbacks, vanity mirror, shaver socket, and chrome ladder heated towel rail

BEDROOM THREE Upvc double glazed window to rear, radiator and power points



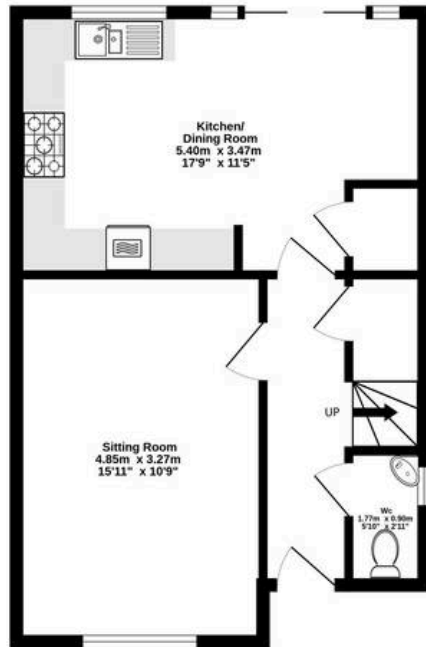
BEDROOM TWO with Upvc double glazed window to rear, radiator and power points

EXTERIOR To the front there is driveway parking for 2-3 vehicles ahead of the single garage which has a metal up and over door, power and light.

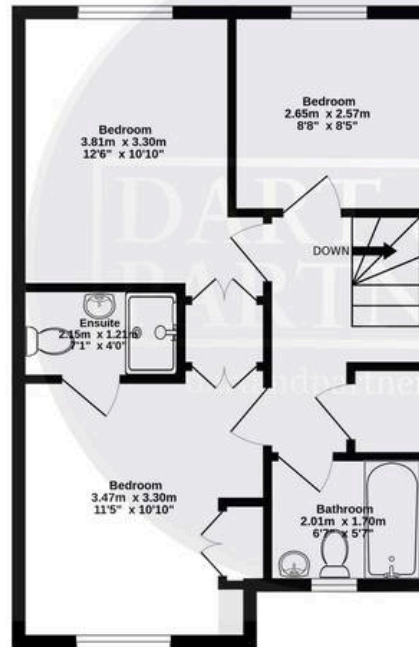
REAR GARDEN is fully enclosed by ship lap fencing with a timber side gate, outside power points, water tap, good sized paved patio seating area, main area of garden is predominately laid to lawn with a well planted raised planter, at the head of the garden there is a timber decked seating area and timber summerhouse / office with power points and television aerial connection point



Ground Floor
43.3 sq.m. (466 sq.ft.) approx.



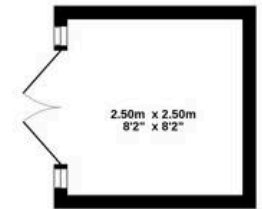
1st Floor
43.2 sq.m. (465 sq.ft.) approx.



Garage
19.7 sq.m. (212 sq.ft.) approx.



Summer House
6.3 sq.m. (67 sq.ft.) approx.



TOTAL FLOOR AREA : 112.4 sq.m. (1209 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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