

2 Juniper Drive Dawlish, Devon EX7 0GL



£375,000

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

NO CHAIN

VIEWINGS HIGHLY RECOMMENDED

If you are looking for a substantial, modern family home with large social spaces, you may have found the home for you! This modern house has been crafted with a sleek kitchen, which includes integral appliances, a dining area with double doors opening onto the rear garden, a master bedroom with en-suite, 3 further bedrooms, a rear garden, off road parking, and a garage. The property has a zoned gas combi boiler, radiators in all rooms and double glazing throughout. The decor is of a high standard and all floors are as new.

The property is in easy walk of local schools, the leisure centre, and the town centre. Dawlish offers a wide range of amenities, including beaches and parks, many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés.

Welcome to this beautifully presented and well-situated 4-bedroom detached house. The property is in excellent condition from top to bottom, and benefits from having an enclosed, rear private garden, a driveway and a garage. The property benefits from great energy efficiency with zoned central heating, enabling you to heat upstairs and downstairs at different times and efficient uPVC double glazing throughout. The carpets and hard flooring throughout are in immaculate condition.

Front Garden:

The front garden features established, low maintenance plants and shrubs. The home is approached via steps to the front door, opening to:

Entrance hall:

The entrance hall is warm and welcoming and provides access to all downstairs rooms.

Kitchen/Diner:

This bright and airy modern space is fitted with a variety of wall and base units and a range of built-in appliances which are all in excellent condition. These include an eye-level double electric oven, an induction hob with an extractor fan, fridge freezer and dishwasher. The gas combi- boiler is housed in one of the wall units and a separate utility cupboard has plumbing for a washing machine and additional storage. The room is well lit by natural light from both the large double doors leading to the garden and a window, also with views over the rear garden.

Living Room:

This modern living room has a large window facing to the front of the property, complete with discrete blinds. A television socket and numerous electric sockets are fitted.

W/C:

The downstairs cloakroom features a close-coupled W/C and a wall-mounted sink and a tiled splash back. The electricity circuit board is fitted at an accessible height.

Upstairs:**Landing:**

The landing provides access to all upstairs rooms as well as the loft and a large storage cupboard. A window to the side of the property provides natural light.

Bedroom 1:

The master bedroom features a large front-facing window, and fitted with multiple power points. There is plenty of room for a range of bedroom furniture.

Ensuite Shower Room:

Comprising a close-coupled W/C, wall-mounted sink with an under-storage cupboard and a tiled splashback, a large tiled shower with a glass door and a heated towel rail. An opaque window to the side of the property lets in natural light.





Bedroom 2:

This bedroom has plenty of space for a large bed and storage, there are multiple power points and a window looking over the rear garden. There is also a radiator.



Bedroom 3:

The third bedroom is currently used as an occasional guest room and has multiple power points and a window looking over the garden.

Bedroom 4:

This room is currently used as a home office, with ample space for alternative use as a bedroom with space for a bed and storage. The window faces to the front of the property.

Bathroom:

The main bathroom is partially tiled and finished to a high standard. It is fitted with a panelled bath, with a mains shower and a glass screen, a close-coupled W/C, a wall-mounted sink, a heated towel radiator and a mirrored bathroom cupboard. An opaque window to the side of the property.

Exterior:

Rear Garden:

The rear garden is enclosed and is private. The lower garden is laid mainly to lawn with a stone patio area installed outside the kitchen doors. Stone steps lead to a second tier, which is landscaped with stones and a variety of shrubs. The rear boundary is an established hedge which provides additional privacy. The garage can be accessed from the rear garden.

Garage:

A large space fitted with electricity which provides opportunities for storage or an outdoor room or office, subject to necessary permission.

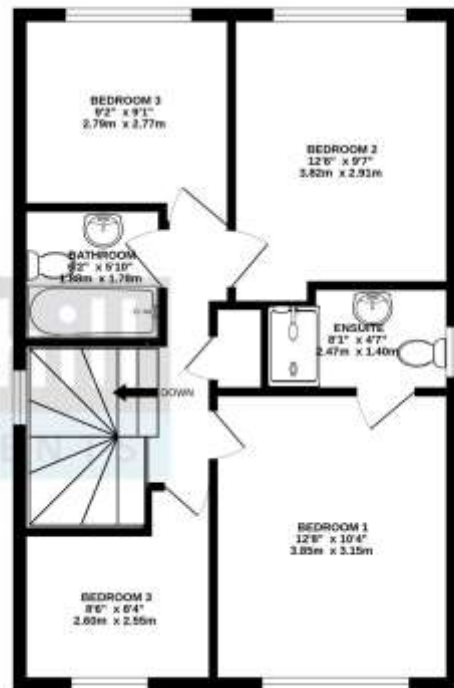
The driveway provides space to park 2 cars and runs along one side of the property.



GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.



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Living in Dawlish

The property is just a 15-minute walk from the centre of town, and a 5-minute drive to Dawlish Warren. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages, churches, a health centre, a library and several bars, cafés and pubs. The lawn, in the centre of town, is a focal point for community activities and events, including the established annual Dawlish carnival in August each year. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses, one in Teignmouth and the other in Dawlish Warren, as well as the Dawlish Warren National Wildlife Reserve, a beautiful place to relax and take a walk.



Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision is provided at Exeter College, which is near Exeter University, one of the Russell Group Universities. Both education campuses are conveniently situated near Exeter St Davids mainline station, which is a few stops along from Dawlish station. The mainline train station, also ten minutes' walk away, connects Dawlish to London Paddington, Birmingham and Edinburgh and provides easy access to Teignmouth, Plymouth, the Cathedral City of Exeter, and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community feel.

