



16, Calm Water Close





# 16, Calm Water Close

Swan Park, Dawlish, Devon EX7 0RH

Dawlish Warren (1.9 miles), Starcross (2.7 miles), Exeter Central (12.5 miles)

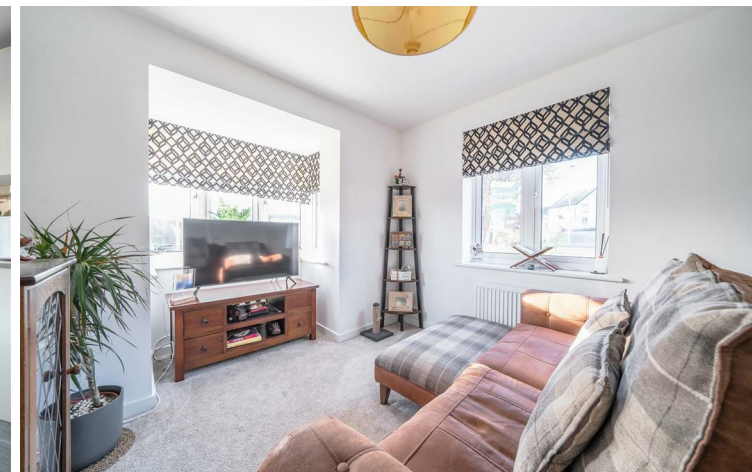
A stylish modern house constructed in 2023 situated in a favoured position on this popular development.

- Modern 4 bedroom family home
- Well presented throughout
- Favoured private countryside location
- Garage and driveway parking
- Two reception rooms
- Impressive open plan kitchen/dining room
- Ensuite master bedroom
- EPC: B
- Council Tax Band: C
- Freehold

Guide Price £390,000

## SITUATION

Swan Park is a popular and new development on the edge of Dawlish. Dawlish is a fascinating Regency resort town nestled attractively between steep surrounding hills. The train line, part of Brunel's atmospheric railway, sweeps along the entire seafront and beach. Character cottages, impressive villas, narrow streets and bustling shops form part of its charm with the town being famous for its black swans and sandy beach. Exeter (13 miles) has a wealth of facilities befitting a centre of its importance including excellent shopping, dining, theatre, schooling (state and private) plus sporting and recreational facilities with mainline railway stations on the London Paddington and Waterloo lines.





## DESCRIPTION

This detached property was constructed in 2023 by Persimmon Homes and occupies a favoured position in the development being on the edge in a corner plot. On the ground floor are two reception rooms and an impressive modern kitchen with a separate utility room whilst on the first floor are 4 bedrooms including an en-suite. Outside are gardens to the front and rear and to the side a garage with driveway parking in front.

## ACCOMMODATION

Upon entering the property, you are greeted by a spacious and light-filled entrance hallway with a staircase rising to the first floor. On the right, a door leads to a welcoming sitting room, offering a relaxed atmosphere with ample space for family gatherings and on the left is a dining room or snug with a bay-window to the front. The open-plan kitchen and dining area is the heart of the home, featuring contemporary fittings, integrated appliances, and French doors that open onto the private rear garden—ideal for outdoor entertaining and leading off the kitchen a door leads into a utility room with downstairs W.C. Upstairs, you'll find three generously sized bedrooms, with the master suite benefiting from its own en-suite shower room. The remaining two bedrooms are well-proportioned and share a modern family bathroom and there is a 4th bedroom/dressing room.

## OUTSIDE

The front garden is accessed via double wooden gates and a pedestrian gate and is laid to lawn. To the side is a single garage with pedestrian door and driveway parking in front with a path leading to a rear garden laid to patio.

## SERVICES

Current Council Tax: Band C

Utilities: Mains drainage, gas, electricity and water

Heating: Gas central heating

Tenure: Freehold

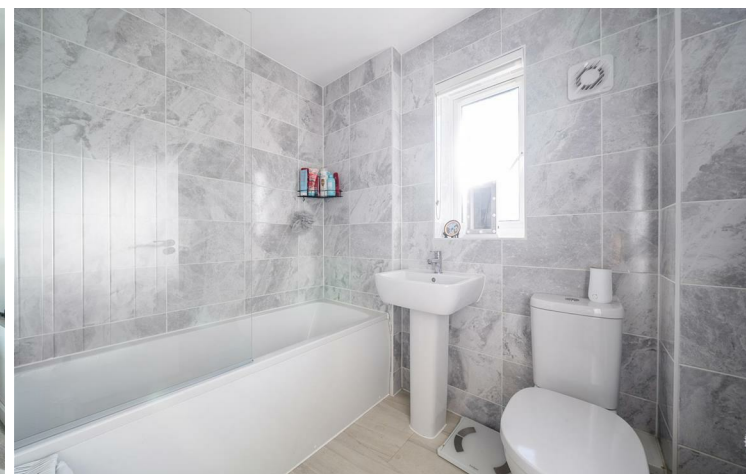
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

## DIRECTIONS

From Exeter, leave the city along Topsham Road and at the Countess Wear Roundabout, turn right onto Bridge Road and at the next roundabout turn left onto the A379. Follow the road passing through Starcross and Cockwood and as you approach Dawlish turn right at the roundabout just before Sainsburys into Swan Park.

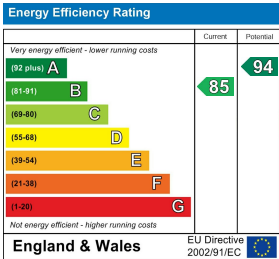
## AGENTS NOTE

The vendor advises there is an annual charge of £185 for the upkeep of landscaped communal areas.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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