

Finistere Avenue, **Dawlish**, EX7 0FH



Hidden away in a secluded position facing woodland, this spacious detached house enjoys a delightful, quiet setting conveniently situated for a range of amenities.

Reception Hall, Sitting Room, Kitchen/Diner, Utility, Study, Cloakroom, 4 Double Bedrooms, En-Suite, Family Bathroom, Walled Garden, Parking, Double Garage.

Tenure: Freehold. Council Tax Band: E. EPC: C

£500,000

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Location

The property benefits from a peaceful, tucked away position fronting on to woodland which is a haven for wildlife.

This great, hidden location is ideally placed to meet the needs of all generations with a range of amenities including secondary and primary schools, regular bus services, the leisure centre, bowls club, convenience shops and Sainsbury's all within a mile walk with the town centre, railway station and beach just a little further.

A variety of dog walking or running routes, for example are available with open green space just a few yards from the property and miles of country lanes easily accessible without having to use the car.

Accommodation

This spacious and well proportioned home benefits from uPVC double glazing and gas central heating with radiators to all principal rooms.

The property greets visitors with an impressive reception hall which leads to the

comfortable sitting room. This double aspect room has a window looking on to the woodland and French doors opening on to the rear garden and a gas fired log effect fire forms a central focal point. The open plan kitchen / diner is the heart of the home with the kitchen fitted with a comprehensive range of base and wall units and includes an electric double oven and gas hob. Off the kitchen is the utility room with space and plumbing for appliances. Also on the ground floor is the study which also looks on to the woodland, creating a great place to work, and the cloakroom.

On the first floor are four double bedrooms with the larger two facing on to the woodland and the main bedroom having an en-suite shower room with large walk-in shower enclosure. The family bathroom is fitted with a white suite including a shower over the bath.

Outside

To the front of the property is a small area of garden.





The walled rear garden has been designed as a great place to relax or entertain enjoying the last of the evening sun in seclusion on the raised decking with metal pergola. The rest of the mostly walled garden is laid to level lawn which continues along each side of the property. A gate provides access to the rear.

Parking

To the rear of the property is a double garage with power points and lighting. There are two parking spaces with EV charging points and an additional gravelled area.

Measurements

Sitting Room

20'2" x 13'7" (6.15m x 4.14m)

Kitchen/Dining Room

22'5" x 16'9" (6.83m x 5.11m) maximum

Utility

6'7" x 5'4" (2.01m x 1.63m)

Study

7'9" x 7'5" (2.36m x 2.26m)

First Floor

Bedroom 1

11'2" x 11'0" (3.40m x 3.35m)

Bedroom 2

11'10" x 10'1" (3.61m x 3.07m)

Bedroom 3

13'4" x 8'0" (4.06m x 2.44m)

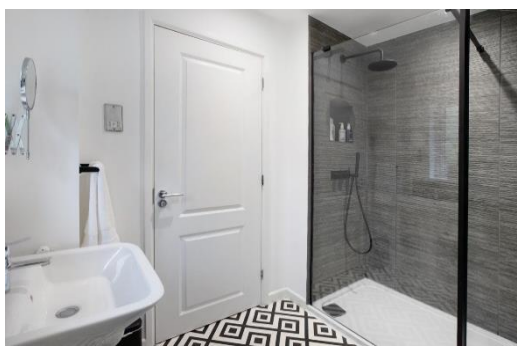
Bedroom 4

11'0" x 8'9" (3.35m x 2.67m)

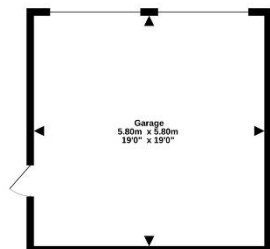
Outside

Garage

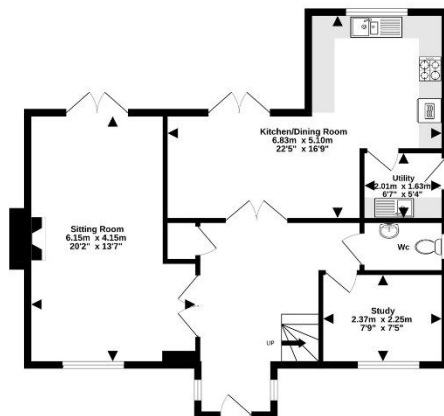
19'0" x 19'0" (5.79m x 5.79m)



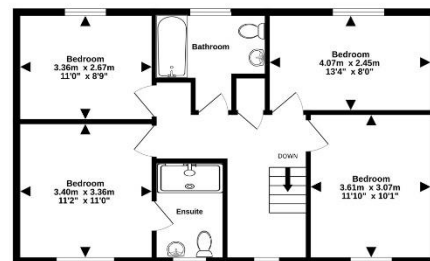
Garage
33.6 sq.m. (362 sq.ft.) approx.



Ground Floor
72.7 sq.m. (782 sq.ft.) approx.



1st Floor
61.8 sq.m. (665 sq.ft.) approx.



TOTAL FLOOR AREA : 168.1 sq.m. (1809 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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