naea | propertymark
PROTECTED

Calm Water Close, Dawlish, EX7 0RH

Situated on a new development this well presented detached house has been upgraded by the current owner creating a comfortable home on a corner plot with an open outlook. Reception Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility, 4 Bedrooms, En-Suite, Family Bathroom. Easy Garden, Garage.
Tenure: Freehold. Council Tax Band: E. EPC: B EPC - B.

£385,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

Location

Situated on the edge of Dawlish the property is well located for regular bus services, Sainsbury's and the Country Park which is ideal for taking the dog for a walk. The property is about a mile and a half from the beach at Dawlish Warren with Dawlish town centre, which offers a range of independent eateries and shops, a similar distance. There are also railway stations in the town and at Dawlish Warren.

Accommodation

The well presented accommodation is fitted with uPVC double glazing and gas central heating with radiators to all principal rooms.

Entry to the property is via the reception hall with wood effect flooring that continues through to the sitting room which offers ample space for gathering and enjoys a sunny, open aspect to the front. The bay windowed dining room also enjoys this outlook and the room could also make for an excellent snug. The kitchen/breakfast room is the heart of the home with French doors opening onto the patio area, making this ideal space for entertaining. It is fitted with a comprehensive range of wall and base units and includes integrated appliances. There is a separate utility room which also opens to the garden and a cloakroom.

On the first floor are four bedrooms, three of which are doubles with the two largest having built in wardrobes and the main bedroom has the benefit of an en-suite shower room. There is also a family bathroom.

Outside

To the front of the property double gates lead to the lawned garden with hedge borders and fruit trees. A path to the side leads to the low maintenance rear garden which is enclosed and has a suntrap patio.

Parking

To the side of the property are two parking spaces and a garage.

Measurements

Sitting Room
13'1" x 11'0" (3.99m x 3.35m)

Dining Room
12'6" x 9'10" (3.81m x 3.00m)

Kitchen/Breakfast Room
20'0" x 9'10" (6.10m x 3.00m)

Utility
7'6" x 4'11" (2.29m x 1.50m)

First Floor

Bedroom 1
11'0" x 10'2" (3.35m x 3.10m)

Bedroom 2
12'0" x 9'8" (3.66m x 2.95m)

Bedroom 3
9'10" x 9'4" (3.00m x 2.84m)

Bedroom 4
7'10" x 6'9" (2.39m x 2.06m)

Outside

Garage
19'8" x 9'10" (5.99m x 3.00m)

Key Features

Property Type	Bedrooms	Bathrooms
Detached	4 Bedrooms	2 Bathrooms

Key Details

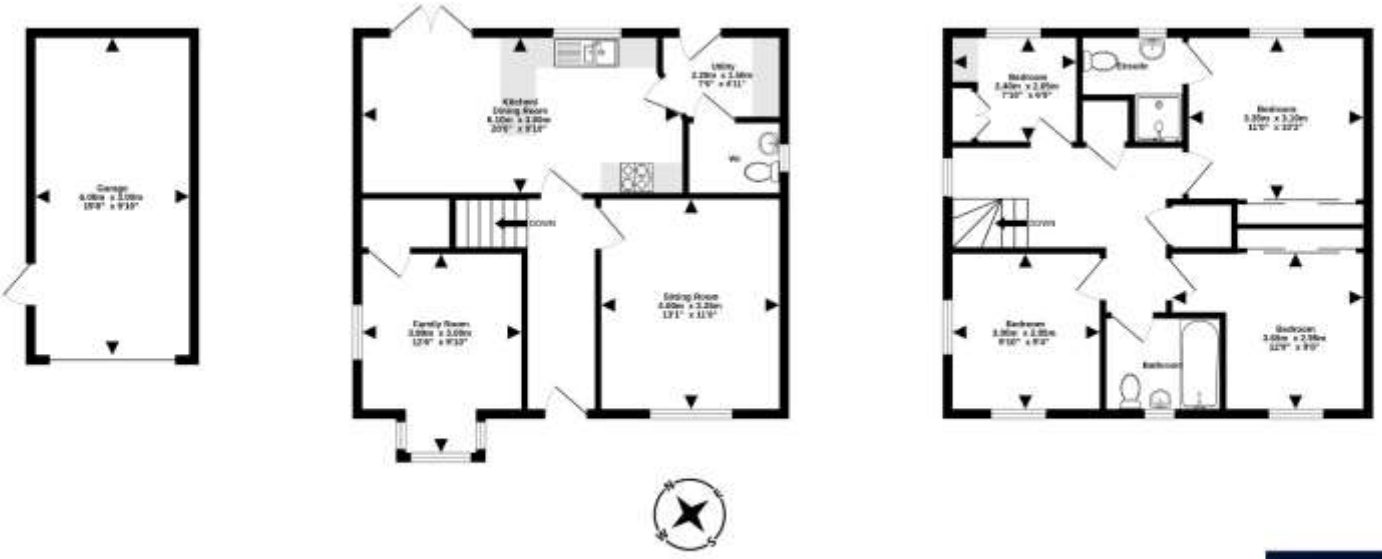
UPRN	Floor Area	Plot Size	Council Tax	Flood Risk Rivers & Seas	Flood Risk Surface Water	Conservation Area
100094794737	1,194 ft² 111 m²	0.09 acres	Band E £3,071	Very low	Very low	No

Land Registry

Last Sold	Tenure	Title Number
13/06/2023	Freehold	DN760879
Sold Price		
£410,000		

Mobile, Broadband & TV

Estimated Broadband Speeds	Mobile Signal (based on calls indoors)		Cable/Satellite TV Availability	
Standard - 2 mbps	EE	O2	BT:	✓
Superfast - 40 mbps	3 (Three)	Vodafone	Sky:	✓
Ultrafast - 900 mbps			Virgin:	✗



TOTAL FLOOR AREA : 128.0 sq.m. (1377 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.
Made with Metropix ©2025

FRASER & WHEELER

19 Queens Street, Dawlish, Devon, EX7 9HB

Telephone: 01626 862379

Email: info@fraserandwheeler.co.uk

www.fraserandwheeler.co.uk

The Property Ombudsman SALES

naea | propertymark PROTECTED

OnTheMarket.com

Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.