



37 Curlew Way, Dawlish

£560,000 Freehold

Detached House in Desirable Location • Four Double Bedrooms • Living Room • Kitchen/Dining Room/Second Sitting Room • Family Bathroom and En Suite • Utility Room • Cloakroom/Downstairs WC • Enclosed Level Sunny Rear Garden • Double Garage and Off-Street Parking • EPC - B

Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH


chamberlains
the key to your home



The front door leads into the spacious entrance hall with stairs to the first floor and doors leading off to the lounge, downstairs WC and kitchen/dining room. The lounge is a bright and spacious room thanks to the windows to the front and side aspects as well as having an electric fireplace. There is a downstairs WC comprising WC and wash hand basin. The kitchen/dining room/second sitting room runs the whole length of the property and is fitted with a range of integrated appliances and offers access to the rear garden through the patio doors. The kitchen itself comprises wall and base mounted units, integrated fridge/freezer, double oven, four ring induction hob with extractor over, dishwasher, stainless steel sink and drainer with windows overlooking the front and rear aspects. There is also a useful utility room which comprises space for a washing machine and tumble dryer, stainless steel sink and cupboard housing the Worcester boiler.

Ascending the stairs to the first floor landing, there are doors leading to the four bedrooms, family bathroom and access to the loft. All of the bedrooms are good sizes and have built in wardrobes and windows overlooking either the front, rear or side aspects. Bedroom one has its own fully tiled en suite which comprises shower cubicle with glazed screen and door, low level WC, heated towel rail, wash hand basin and obscured window facing the side. The family bathroom has a stylish three piece suite comprising a panelled bath with shower over, WC, wash hand basin and obscured window allowing plenty of light. There is gas central heating and uPVC Double Glazing.

Dawlish is one of South Devon's most popular coastal towns, offering a unique mix of seaside lifestyle, strong transport connections and vibrant community life.

There is buyer demand from locals who want to build their lives in the area, upsizing or downsizing, as well as retirees, lifestyle movers, second home buyers and families relocating for coastal living and quality of life.

The enclosed rear garden is a particular feature of the property with a southerly aspect with a level lawn, patio areas and flower borders. There is access to the driveway and front of the property through two garden gates, as well as a side door into the garage.

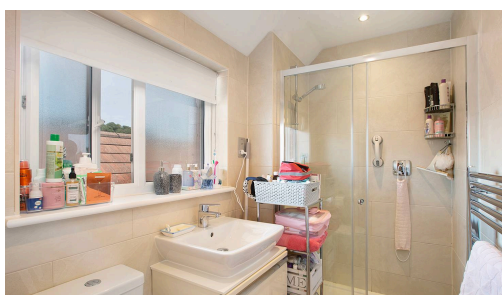
Double garage with space for 2 vehicles. The garage has been partially boarded to allow for extra storage space.



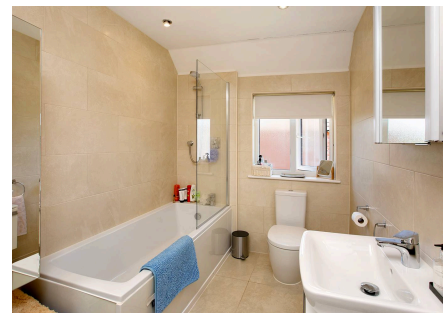
Tenure: Freehold
Council Tax Band E - £3,218.83 per annum

Mains Services: Electric, Gas and Water all connected.

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



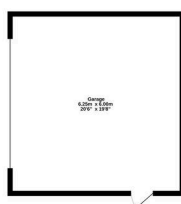
Dawlish is a popular coastal town with a beach, a range of shops, schools and a mainline railway station. The town of Teignmouth with its wide variety of amenities including a good selection of shops, bars and restaurants as well as sandy beaches and the Teign Estuary is easily accessible by car, train or bus only a short distance away. The long sandy beaches of Dawlish Warren, with its nature reserve, are just a mile away. The cathedral city of Exeter is within easy commuting distance as are the main road routes, the M5, A30 and the A38.



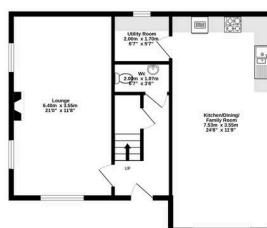
MEASUREMENTS: Living Room 21'0" x 11'7" (6.40m x 3.52m), Kitchen 24'7" x 11'5" (7.50m x 3.49m), Utility Room 6'5" x 5'5" (1.95m x 1.65m), Bedroom 1 11'9" x 11'7" (3.59m x 2.67m), Bedroom 2 11'7" x 9'5" (3.52m x 2.87m), Bedroom 3, 11'5" x 8'9" (3.49m x 2.67m), Bedroom 4 11'5" x 7'9" (3.49m x 2.35m), Garage 20'4" x 20'0" (6.21m x 6.10m).



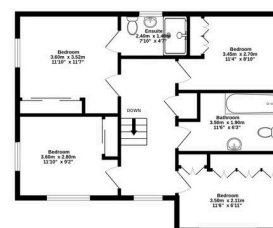
Garage 37.5 sq.m. (844 sq.ft.) approx.



Ground Floor 61.9 sq.m. (666 sq.ft.) approx.



1st Floor 62.2 sq.m. (670 sq.ft.) approx.



TOTAL FLOOR AREA : 161.6 sq.m. (1739 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 Metrage C2008

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		