



A delightful four bedroom detached home positioned on the Redrow Copse development. Nestled in a quiet cul de sac and offering spacious accommodation this property briefly comprising lounge, kitchen/dining room, study, utility, four bedrooms two of which are en suite. Further benefits include family bathroom, enclosed rear garden, double garage and parking. Viewings are highly recommended to fully appreciate this delightful home.  
FREEHOLD, COUNCIL TAX – E, EPC - B.

£560,000

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## LOCATION

Situated approximately a mile and a half from Dawlish town centre and the beach at Dawlish Warren the property is ideally located to offer a relaxed lifestyle enjoying the benefits of the locality with the added attraction of a countryside park and endless countryside nearby. Day-to-day facilities such as supermarket, bus services, schools and pubs are all within easy reach.

## FRONT DOOR TO:

### ENTRANCE HALL

A spacious entrance hall with stairs to first floor landing, radiator and door to:

### CLOAKROOM

White suite comprising close coupled WC, wall hung wash hand basin with mixer tap and tiled splashback. uPVC obscure double glazed window to the side aspect.

### LOUNGE

**5.15m x 3.63m (16'11" x 11'11")**

A bright and airy room with uPVC double glazed window to the front aspect with views towards the parkland. Radiator, TV, satellite and telephone points.

### STUDY/SNUG

**2.88m x 2.06m (9'5" x 6'9")**

uPVC double glazed window overlooking the rear garden and radiator.

## KITCHEN/DINING ROOM

**6.03m x 4.23m (19'9" x 13'11")**

A fantastic area to entertain with uPVC double glazed windows and doors opening out to the rear garden, radiator, under stairs storage cupboard and ample space for a dining room table to one end. Contemporary kitchen with a selection of base and eye level units with work surfaces over Stainless-steel double sink and drainer. Integrated appliances include 5 Ring gas hob with extractor over, eye level double over, double fridge/freezer and dishwasher. uPVC double glazed window overlooking the rear garden and downlighters complete the kitchen.

## UTILITY ROOM

A continuation of matching kitchen units with work surfaces over and stainless-steel sink and drainer. Space and plumbing for washing machine and tumble dryer, cupboard housing hot water boiler, radiator and extractor. uPVC double glazed door opening to the rear garden.

## FIRST FLOOR LANDING

Stairs to first floor landing with uPVC double glazed window to the front aspect allowing plenty of light into the landing area.

## BEDROOM 1

**4.74m x 3.63m (15'7" x 11'11")**

uPVC double glazed window to the front aspect overlooking the parkland, fitted wardrobes with hanging rails and storage shelf, TV point, radiator and door to:





#### **EN - SUITE SHOWER ROOM**

A modern walk-in double enclosure with thermostatic controlled rainfall showers over, glass screen and tiled surround. Close coupled WC, wash hand basin with mixer tap, heated towel rail and shaver point. Extractor and uPVC obscure double-glazed window to the side aspect.

#### **BEDROOM 2**

**4.68m x 2.82m (15'4" x 9'3")**

uPVC double glazed window to the rear aspect, fitted wardrobes, radiator and door to:

#### **EN -SUITE SHOWER ROOM**

Walk in double enclosure with thermostatic controlled rainfall shower over, glass screen and tiled walls. Close coupled WC, wash hand basin with mixer tap. Heated towel rail, extractor and uPVC obscure double glazed window to the side aspect.

#### **BEDROOM 3**

**3.60m x 2.74m (11'10" x 9'0")**

uPVC double glazed window to the rear aspect and radiator.

#### **BEDROOM 4**

**3.53m x 3.00m (11'7" x 9'10")**

uPVC double glazed window to the rear aspect and radiator.

#### **FAMILY BATHROOM**

A white contemporary suite comprising panelled bath with shower over, glass screen, tiled surround and wash hand basin. Close coupled WC, shaver point, heated towel rail and uPVC obscure double glazed window to the front aspect.

#### **OUTSIDE**

To the front of the property there is a double width driveway leading to the double garage, a lawn planted with shrubs and small trees with a path leading to the front door. The delightful enclosed rear garden is mostly laid to lawn with a selection of established plants, shrubs and small trees in borders. A paved patio runs across the back of the property and leads to the side pedestrian gate.

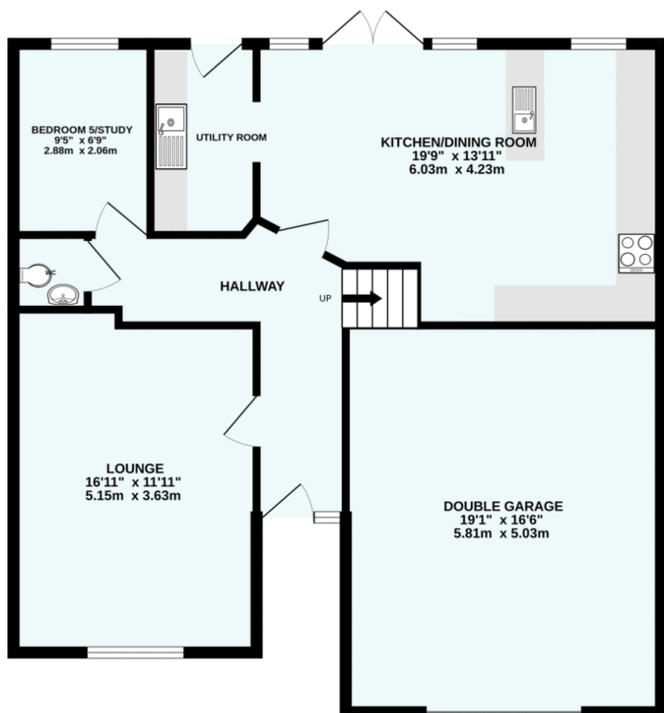
#### **DOUBLE GARAGE**

**5.81m x 5.03m (19'1" x 16'6")**

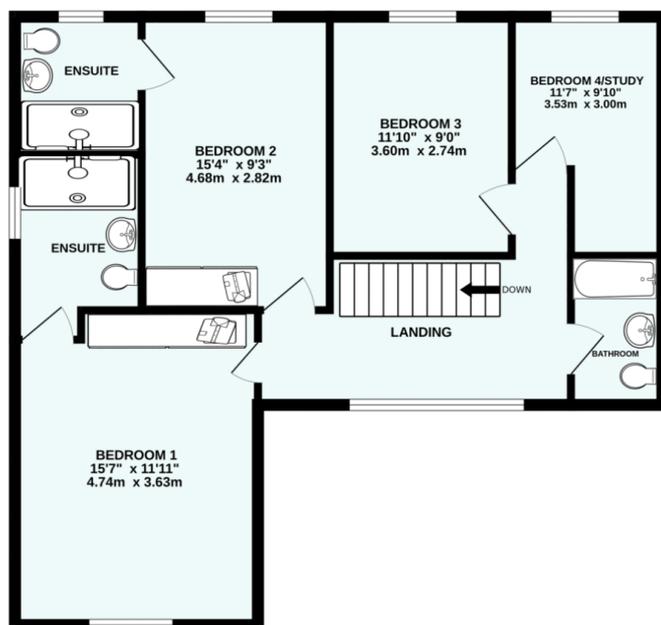
Metal up and over door with light and power.



GROUND FLOOR  
967 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 1703 sq.ft. (158.2 sq.m.) approx.  
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