



4 Scoter Court, Dawlish

£475,000 Freehold

Five Bedroom Detached House • Popular Residential Location • Only 1 Year Old • Beautifully Designed Garden • Open Plan Kitchen/Dining Room. • Countryside Views • Family Bathroom, En-Suite and Downstairs WC • Garage and Parking for Two Cars • On Bus Route and near Supermarket • EPC – A

Contact Us...

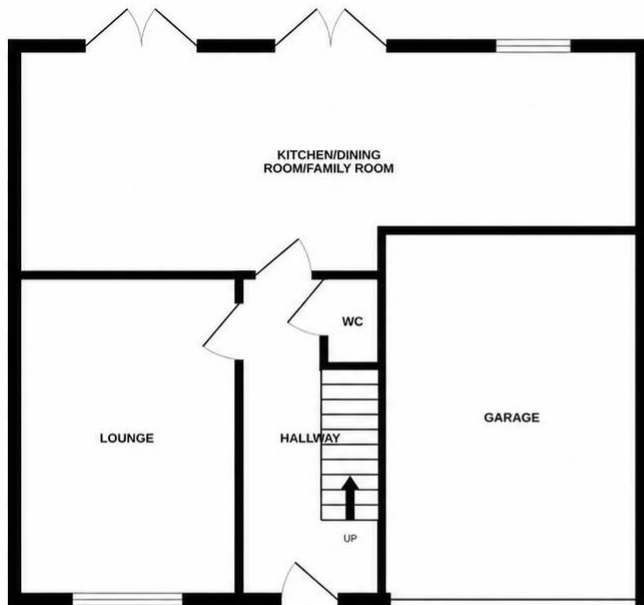
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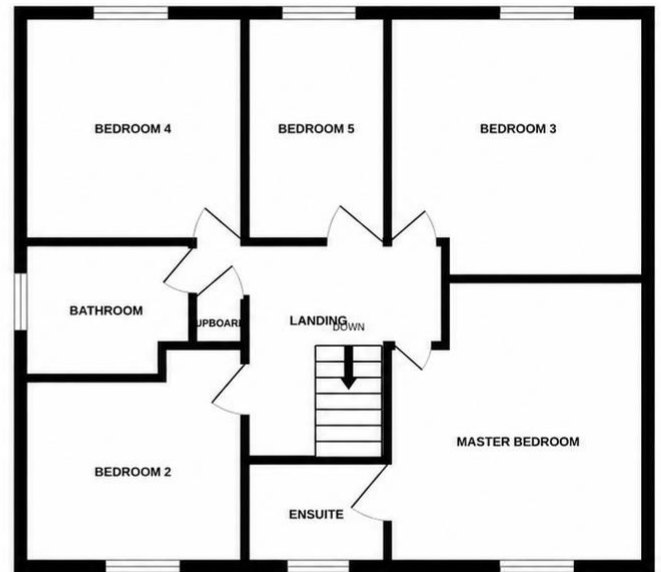
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GROUND FLOOR



1ST FLOOR



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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The front door leads into a spacious entrance hall, with stairs ascending to the first floor and doors leading to the living room, kitchen/dining room and downstairs WC. The lounge is a bright room, with a window facing the front of the property offering views of nearby countryside. The downstairs WC comprises wash hand basin and WC. The kitchen/dining room runs the width of the property and has been finished to a high standard comprising wall and base mounted units, oven with four ring electric hob and extractor hood over, stainless steel sink and drainer, cupboard housing the "ideal" boiler, plumbing for a washing machine and space for a tumble dryer. A window overlooks the lovely rear garden and patio doors lead into the garden.

Ascending the stairs to the first floor, the landing leads to the five bedrooms and family bathroom. There is a storage cupboard and access to the loft via a hatch above the doorway to the third bedroom. The bedrooms are all good sizes, with bedrooms one and two having built in wardrobes and all bedrooms having windows either looking over the front or rear aspects. Bedroom one has an en-suite shower room which comprises fully tiled shower cubicle, WC, wash hand basin, heated towel rail and obscured window facing the front. The family bathroom has a modern finish and comprises bath with shower over, WC, wash hand basin, heated towel rail and an obscured window allowing for plenty of light.

A beautifully designed sunny and enclosed rear garden with pergola and plenty of room for seating making it a great entertaining space. There is a path leading around both sides to the property which offers access back to the front of the property and driveway.
Off road parking at the front of the property for two vehicles, one in front of the garage and another slightly in front of the front garden. As well as a single garage with up and over door.



Tenure: Freehold
Council Tax Band - **E - £3,218.83 per annum**
Annual Estate Charge - **£278 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 5.40m x 3.25m, Kitchen/Dining Room 8.59m x 3.29m, Bedroom 4.46m x 3.12m, Bedroom 3.03m x 3.05m, Bedroom 3.04m x 2.32m, Bedroom 3.05m x 3.02m, Bedroom 2.84m x 3.15m, Garage 3.00m x 6.05m



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