



**20 Curlew Way, Dawlish**

Guide Price **£650,000**





## 20 Curlew Way

Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- A SUBSTANTIAL MODERN DETACHED PROPERTY BUILT BY MESSRS REDROW HOMES
- PART OF THE HERITAGE RANGE AND SITUATED IN THE FAVOURED LOCATION "THE COPSE"
- RECEPTION HALL, CLOAKROOM, SITTING ROOM
- OPEN PLAN KITCHEN DINING FAMILY ROOM, UTILITY ROOM
- FOUR BEDROOMS, TWO WITH EN-SUITES, FAMILY BATHROOM
- DRIVEWAY PARKING, DOUBLE GARAGE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN ENJOYING A SOUTHERLY ASPECT
- SITUATED IN CLOSE PROXIMITY TO THE COUNTRY PARK AND SUPERMARKET
- AN EARLY VIEWING COMES HIGHLY RECOMMENDED



Dart & Partners are delighted to bring to the market this substantial modern four bedroom detached property, built by Messrs Redrow Homes as part of the Heritage range and situated in the favoured location "The Copse". The spacious accommodation briefly comprises; reception hall, cloakroom, sitting room, open plan kitchen dining family room, utility room, double garage, four bedrooms, two with en-suites, family bathroom, driveway parking, uPVC double glazing, gas central heating, enclosed rear garden enjoying a southerly aspect, situated in close proximity to the country park offering fantastic walks and being ideal for dog owners etc and with local amenities nearby including supermarkets and the train station etc. An early viewing comes highly recommended.

Obscure glazed composite front door with matching side windows into...

#### SPACIOUS RECEPTION HALL

With doors to principal rooms and stairs rising to the first floor. Radiator, power points. A door gives access through to the GARAGE.

Door opening to...

#### SPACIOUS CLOAKROOM

With modern white suite comprising low level WC, wall mounted wash hand basin, tiled splash back, extractor fan, radiator.

Door through to...

#### SITTING ROOM

With uPVC double glazed window to front, radiator, power points, TV aerial connection point, telephone socket, wood burning stove set on a slate hearth.

Door through to...





#### OPEN PLAN KITCHEN DINING/FAMILY ROOM

With uPVC double glazed windows and double doors opening to rear. Space for large dining table and chairs, two radiators, power points, door to useful under stairs storage cupboard. The kitchen is fitted with a range of matching shaker style wall and base units with siltstone work surface over, inset two bowl stainless steel sink drainer, integrated electric oven and microwave, six burner gas hob with stainless steel extractor canopy above and matching siltstone splash back, integrated dishwasher, power points, ceiling spotlights, space for American style fridge freezer.

Door through to...

#### UTILITY ROOM

With matching wall and base units, siltstone work surface with inset stainless steel sink, tiled splash backs, space and plumbing for washing machine and tumble dryer, obscure glazed composite back door giving access to the rear garden, radiator.

#### FIRST FLOOR LANDING

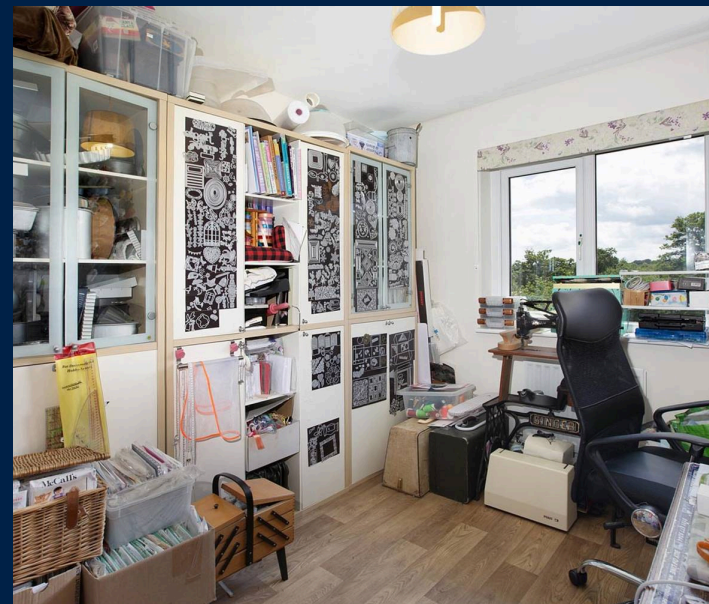
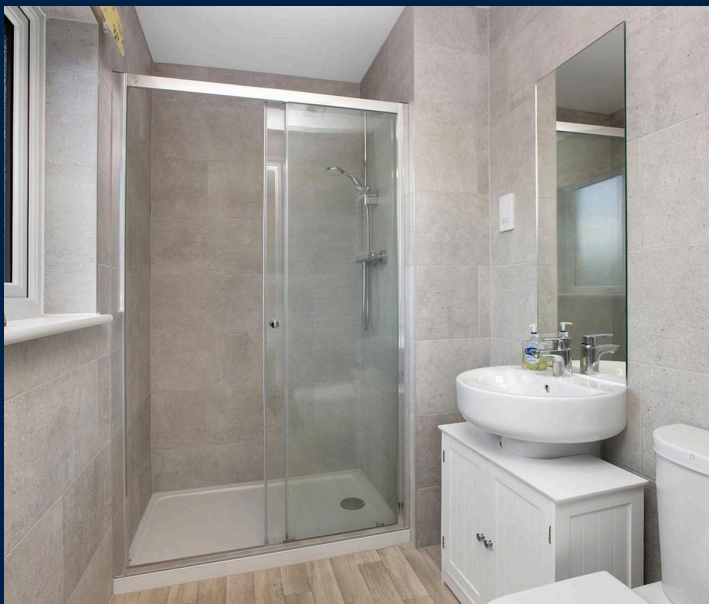
With large uPVC double glazed window to front, radiator, power points. Door to airing cupboard with pressurised hot water cylinder and timber slatted shelving. Loft access hatch with fitted lights.

#### MASTER BEDROOM

With uPVC double glazed window to front, radiator, power points, range of built in wardrobes, telephone socket. TV aerial connection point. Door through to...

#### SPACIOUS EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to side. Modern white suite comprising low level WC, wall mounted wash hand basin, large walk in shower with glazed shower screen, mains fed shower with rainfall head, fully tiled walls and flooring, chrome ladder heated towel rail, shaver socket, illuminated mirror, vanity unit.





Door to...  
BEDROOM TWO

With uPVC double glazed window to rear, radiator, power points, TV aerial connection point. Door through to...

EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to rear. Modern white suite comprising low level WC, wall mounted wash hand basin, walk in shower enclosure with sliding glazed door, fully tiled walls, shaver socket, vanity mirror, shaver socket, chrome ladder heated towel rail, extractor fan.

Door to...

FAMILY BATHROOM

With obscure uPVC double glazed window to front. Modern white suite comprising low level WC, wall mounted wash hand basin, panelled bath with mains fed shower over, glazed shower screen, tiled splash backs, chrome ladder heated towel rail, shaver socket, vanity mirror, extractor fan.

BEDROOM THREE

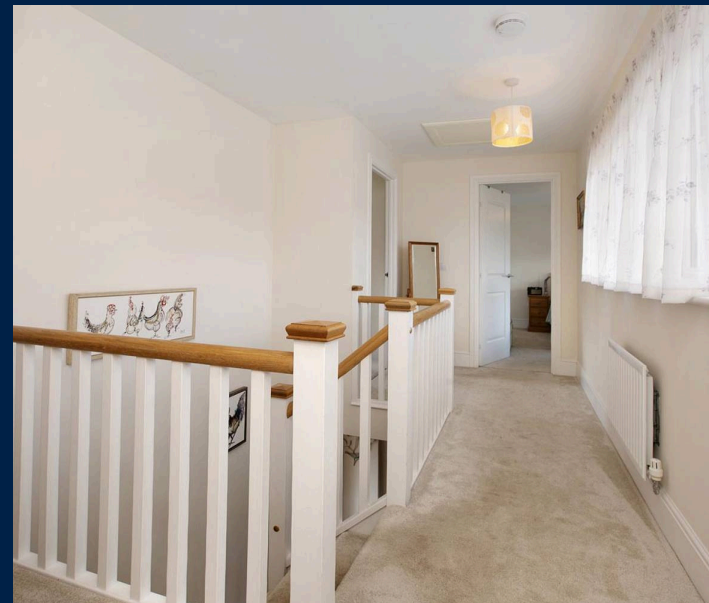
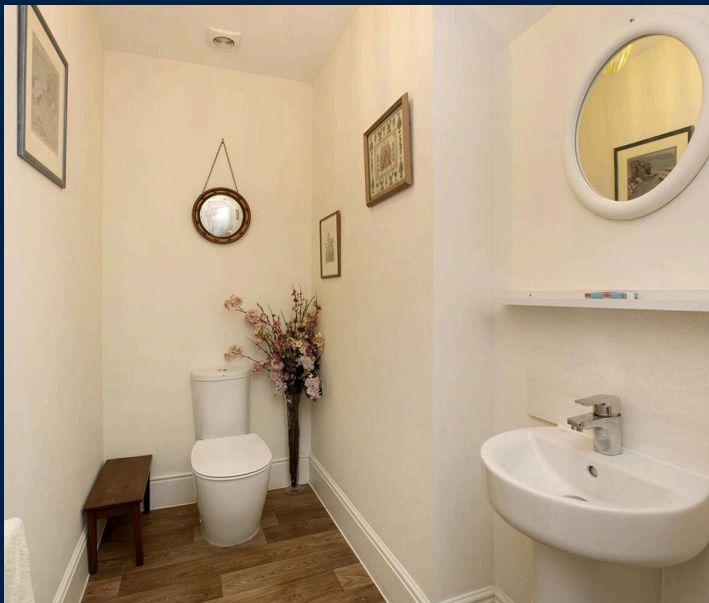
With uPVC double glazed window to rear, radiator, power points.

BEDROOM FOUR

With uPVC double glazed window to rear, radiator, power points.

OUTSIDE

To the front is DRIVEWAY PARKING for three vehicles. A side pathway with timber gate gives access to the rear garden. Also to the front area laid to lawn bordered by some mature plants and shrubs. To the rear, the garden is of a generous size, predominantly laid to lawn. Three areas are currently arranged as a vegetable patch.



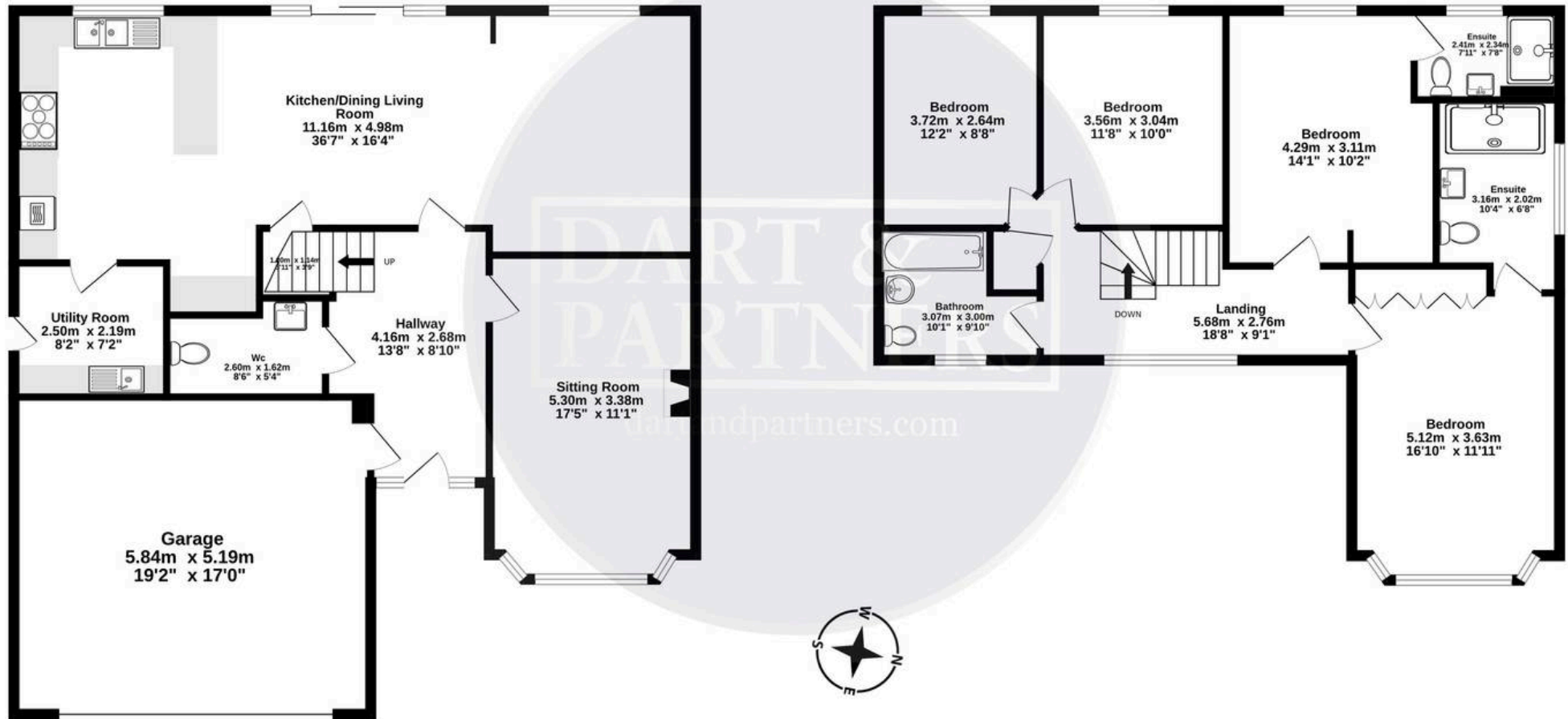
There is a generously sized paved patio, perfect for entertaining and with plenty of space for garden furniture. Outside water tap. The garden is fully enclosed making it ideal for children and/or pets.  
INTEGRAL DOUBLE GARAGE

With electrically operated roller door. Power and light. EV car charger.



**Ground Floor**  
112.8 sq.m. (1214 sq.ft.) approx.

**1st Floor**  
75.4 sq.m. (811 sq.ft.) approx.



**TOTAL FLOOR AREA : 188.1 sq.m. (2025 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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