

# Meadow Park, **Dawlish, EX7 9BU**



Nestled in the sought-after town of Dawlish, Devon, this lovely 4-bedroom detached house offers a superior living experience in an elevated position boasting breath taking views. The spacious family home features three/four bedrooms, an enclosed rear garden, and convenient parking, all while capturing a stunning sea view.

**FREEHOLD, COUNCIL TAX BAND - D, EPC - D.**

£400,000

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## SITUATION

The town is nestled between the Exe Estuary and the steep cliffs of Dawlish Warren, creating a stunning natural landscape. Dawlish enjoys a mild climate, thanks to its proximity to the warm currents of the Gulf Stream, making it an attractive destination for visitors and residents alike.

Dawlish is renowned for its long, sandy beaches that stretch along the coastline. The Dawlish Town Beach is a popular spot for sunbathing, building sandcastles, and enjoying refreshing swims in the clear waters of the English Channel. The nearby Dawlish Warren Beach, with its sand dunes and nature reserve, provides a haven for wildlife and birdwatching enthusiasts.

One of Dawlish's distinctive features is the famous Dawlish Railway Line, which runs along the coast and offers breathtaking views of the sea. The line is known for its iconic red sandstone cliffs and the unique sight of trains passing right next to the water on the "sea wall." This scenic route is a favourite among railway enthusiasts and visitors to the area.

The town centre of Dawlish boasts a charming mix of traditional and modern architecture. You'll find a range of independent shops, cafes, and restaurants, where you can sample local delicacies and enjoy a leisurely stroll along the streets. The town is also home to some historic buildings, including the Dawlish Museum, which showcases the town's rich history and maritime heritage.

For nature lovers, Dawlish offers a variety of outdoor activities. The nearby Dawlish Warren Nature Reserve is a haven for wildlife, with its sand dunes, grasslands, and freshwater ponds. It provides opportunities for birdwatching, nature walks, and exploring the diverse ecosystems of the area.

Dawlish hosts various events and festivals throughout the year, including the Dawlish Carnival, a lively celebration featuring parades, live music, and entertainment for all ages. The town's close-knit community creates a welcoming and friendly atmosphere, making Dawlish an appealing place to live or visit.

Overall, Dawlish offers a unique combination of natural beauty, seaside charm, and a close-knit community. Whether you're looking to relax on the beach, explore the scenic surroundings, or immerse yourself in the town's rich history, Dawlish is a delightful destination on the Devon coast.

## ACCOMODATION

Upon entering, the well-presented interior boasts a light and neutral decor, creating a warm ambiance complemented by gas central heating and double-glazing.

The reverse-level layout maximizes the elevated position, showcasing the sea and country views.

The accommodation comprises an inviting entrance hallway with an airing cupboard housing an insulated hot water cylinder. The modern kitchen, generously sized, offers ample worktop and cupboard space, an integrated oven and hob, dishwasher, and fridge-freezer. The living room, featuring a living-flame gas fire, serves as a focal point with a fabulous view over the garden towards the Luscombe Estate and a glimpse of the sea. Ideal for entertaining, the property includes a separate study/dining room, A versatile bedroom with views and a modern shower room.





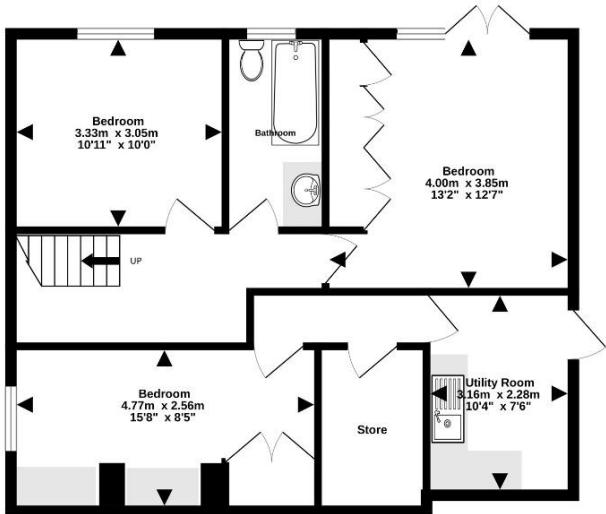
Descending the stairs, the ground floor unveils the master bedroom, a light-filled double room with fitted wardrobes and French doors leading to the garden. Two additional double-sized bedrooms, one with a sea view and the other with fitted bedroom furniture, provide ample accommodation. The floor also features a family bathroom, a sizable walk-in store cupboard, and a utility room with garden access, worktop storage, and plumbing for white goods.

The charming terraced rear garden, southwest facing and with good privacy, offers two paved terraces for outdoor entertaining, each with stunning views. The top terrace, adorned with a wooden balustrade, overlooks a pond, shrubs, flowers, and ornamental trees, along with a level lawn.

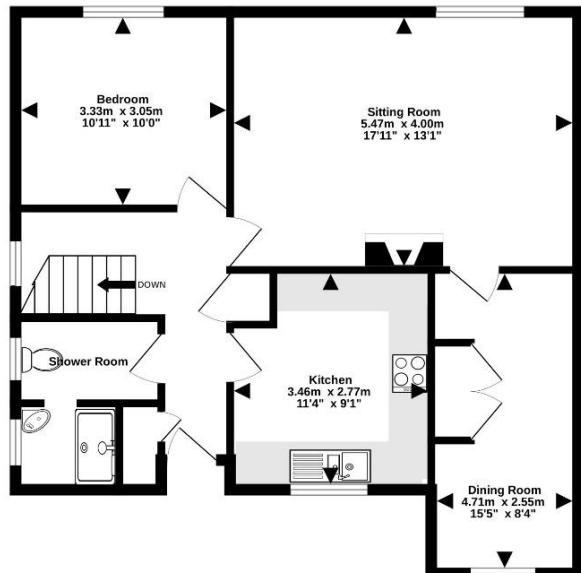
The front of the property showcases a beautifully landscaped garden with well-established flowers, shrubs, and bushes, complementing the driveway, with additional on-road parking if needed. This property seamlessly combines comfort, style, and panoramic views, making it an exceptional residence in Dawlish's thriving property market.



**Ground Floor**  
63.6 sq.m. (685 sq.ft.) approx.



**1st Floor**  
66.6 sq.m. (717 sq.ft.) approx.



**TOTAL FLOOR AREA : 130.2 sq.m. (1401 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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