



Our View “A stunning property and gardens that must be viewed to be appreciated”

Set within a sought-after gated development, this individual property offers bright and spacious living accommodation, five bedrooms (one en suite), off-road parking, and truly delightful, private surrounding gardens, located on the outskirts of Dawlish.

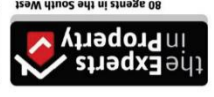
The accommodation begins with an entrance hallway featuring wood-effect herringbone flooring, which continues throughout much of the ground floor. From here, there is access to a spacious living room with double-glazed windows to the front and side, inset spotlights, and a feature wood-burning fire with mantel surround. Opposite the living room is a delightful fitted kitchen/dining room, also benefiting from wood-effect herringbone flooring. The kitchen comprises a range of matching wall and base units with granite work surfaces, a ceramic Belfast sink with mixer tap, tiled splashbacks, and space for a range cooker, fridge freezer, and washing machine. Additional features include inset spotlights and double doors to the front, opening onto the front terrace and enjoying delightful views of the surrounding countryside. From the entrance hallway, there is also access to a downstairs WC,

fitted with a low-level flush WC and pedestal wash hand basin. Stairs rise to the first floor, passing a cupboard housing the boiler and water cylinder. From the first-floor landing, there is access to three bedrooms, all featuring double-glazed windows, two of which face the front or side. The main bedroom is of a very good size, enjoying delightful countryside views and benefiting from a dressing area with built-in storage, as well as access to a contemporary en-suite shower room comprising a low-level flush WC, pedestal wash hand basin, and a shower, with part-tiled walls and tiled flooring. Separating the bedrooms is a well-appointed family bathroom, comprising a low-level flush WC, pedestal wash hand basin, and a panelled Jacuzzi bath, with part-tiled walls, tiled flooring, and an obscured double-glazed front window. Stairs rise again to the second floor, where additional storage is found along with a large Velux window providing ample natural light. From the landing, a further two double bedrooms are located, both featuring recessed storage areas and double-glazed windows to the front enjoying superb views. Serving these bedrooms is a fitted WC with low-level flush WC and pedestal wash hand basin. Externally, the property enjoys truly delightful communal gardens. The development is accessed via large, electronically operated iron gates, leading to a sweeping driveway serving a collection of properties. The property benefits from two

allocated parking spaces, along with additional visitor parking. From the parking area, a pathway leads to approximately two acres of stunning, well-maintained gardens that are private to the residents of Radford Grange. These comprise beautifully manicured rolling lawns, a variety of mature trees, several seating areas, a pond, and access to a stream running along the bottom of the garden. Additional benefits include a stone-chipped area with a storage shed and drying facilities.

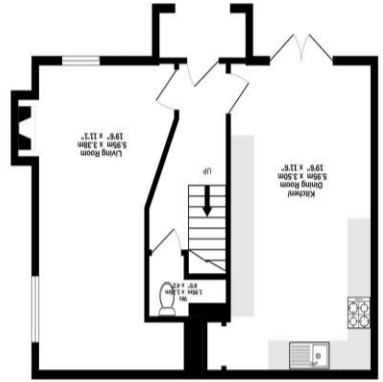
- Individual property
- Spacious living room
- Kitchen dining room
- Five bedrooms (master en suite)
- Off road parking for two cars
- Delightful private gardens
- Secure gated development





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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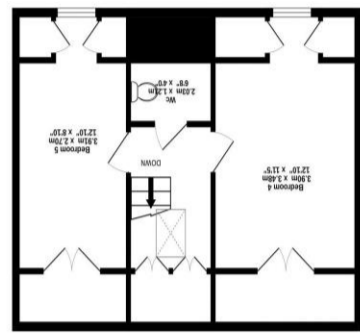
TOTAL FLOOR AREA : 145.9 sq.m. (1570 sq.ft.) approx.



Ground Floor
50.2 sq.m. (541 sq.ft.) approx.



1st Floor
48.5 sq.m. (522 sq.ft.) approx.



2nd Floor
47.1 sq.m. (507 sq.ft.) approx.

