18 Lapwing Close

STAGS

18 Lapwing Close

Dawlish, Devon, EX7 0GB

Dawlish Warren (1 mile), Exeter (13 miles), Teignmouth (3.5 miles)

A beautifully presented modern detached four-bedroom home, quietly positioned in a popular coastal setting, offering spacious and versatile accommodation.

- Modern detached four-bedroom home
- Spacious kitchen/dining room with conservatory
- Separate sitting room and utility room
- No onward chain
- EPC Band Level B (84)
- Close to popular Dawlish Warren
- Enclosed rear garden with side access
- Principal bedroom with en suite
- Council Tax Band E
- Freehold

Guide Price £500,000

SITUATION

18 Lapwing Close is situated within a desirable residential development on the outskirts of Dawlish Warren, enjoying a peaceful setting whilst remaining conveniently placed for the extensive amenities and attractions of the South Devon coast. Built in 2018, the property forms part of a well-established development of attractive detached homes, with communal landscaped areas and nearby woodland adding to the pleasant surroundings.

Dawlish Warren is renowned for its long sandy beach, nature reserve and excellent coastal walks, whilst the nearby town of Dawlish provides a good range of everyday amenities, including shops, cafés, restaurants and leisure facilities. The area is well connected both by train and road, with Dawlish Warren railway station approximately a mile away, providing services along the South Devon coast and onwards towards Exeter and Plymouth.

ACCOMMODATION

18 Lapwing offers a well-balanced arrangement of accommodation, ideally suited to modern family life. The main entrance hall leads into the principal living areas, including a comfortable sitting room and a generous kitchen/dining room which provides an excellent sociable space for both everyday living and entertaining.

The kitchen is the hub of the house and is fitted out to a high standard. There are integrated appliances throughout including a dishwasher, fridge/freezer, larder cupboards and a double oven along with a gas hob and extractor fan. and complemented by a conservatory, creating a useful additional reception space and providing a pleasant connection with the enclosed rear garden. There is well fitted, separate utility room with rear access to the garden along with a downstairs WC.

On the first floor there are four good sized bedrooms with inbuilt storage or freestanding wardrobes and views across surrounding countryside. The principle bedroom has an ensuite shower room and the other bedrooms are served by a family bathroom.

GARDEN AND GARAGE

Outside, the property benefits from driveway with space for two cars and a small area of front garden. At there rear there is a good sized rear garden, part lawn, part patio and offers a private and manageable space for outdoor dining, entertaining and relaxation. A useful side gate provides pedestrian access between the front and rear of the property.

The integral garage extends to approximately 166 sq ft and is fitted with an electric door, together with power and lighting internally. This provides excellent secure storage and parking provision, whilst also offering useful additional space for a variety of purposes.

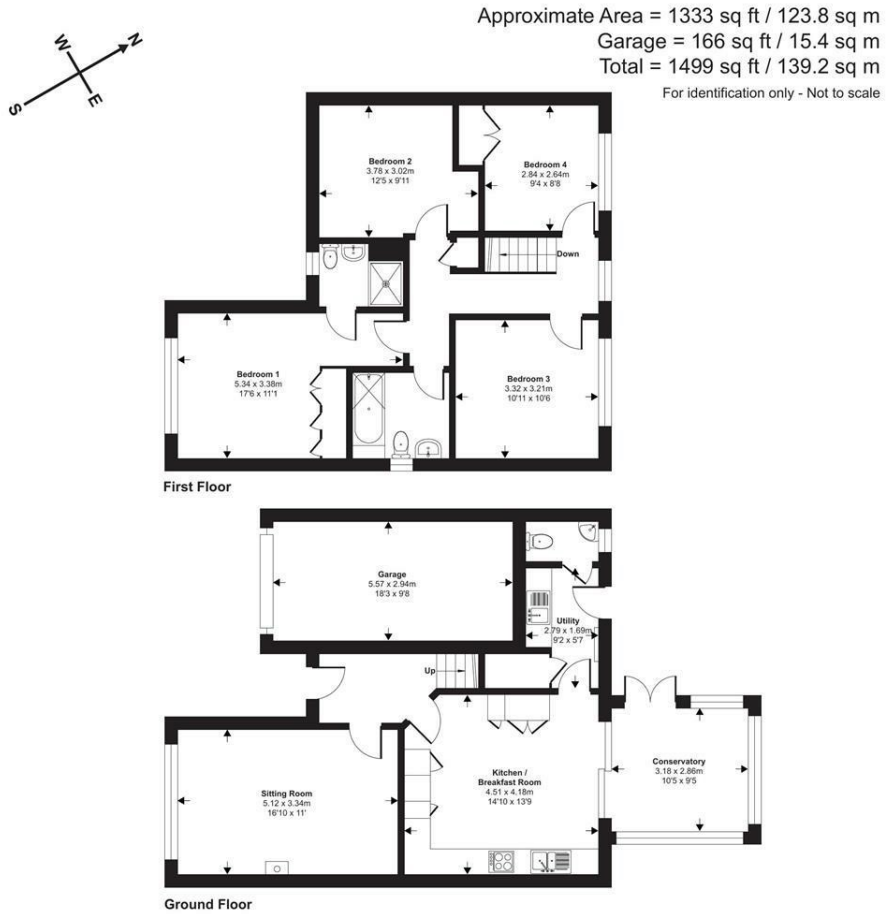
SERVICES

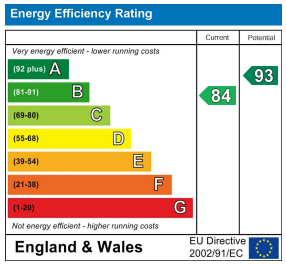
Utilities: Mains drainage, gas, electricity and water (metered)
Central Heating: Gas
Electric Charging Point: Garage
Alarm
Broadband: High Speed Fibre
EE,Three, O2 and Vodafone mobile network likely available (Ofcom)

DIRECTIONS

what2words: ///galleries.station.attention

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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