



- OFF STREET PARKING AND GARAGE
- WORKSHOP
- GARDEN
- FOUR BEDROOM FAMILY HOME
- 10 YEAR BUILD WARRANTY
- QUIET CUL-DE SAC LOCATION
- DEVELOPERS FAVOURITE PLOT
- COASTAL TOWN LOCATION

## Badlake Hill, Dawlish, EX7 9AY

Guide Price £475,000

Springfield is an attractive NEW four bedroom detached home set in a quiet Cul de sac situated in Dawlish. LOUNGE, OPEN PLAN KITCHEN DINING ROOM, UTILITY, GROUND FLOOR CLOAKROOM FOUR BEDROOMS, TWO BATHROOMS (ONE EN-SUITE), GARAGE, WORKSHOP PARKING SPACES, PRIVATE ENCLOSED GARDENS

Developers specification will include:

Anthracite double glazing. Modern central heating system. Attractive external finishes.





## Property Description

### DESCRIPTION

A BRAND NEW ARCHITECT DESIGNED DETACHED FAMILY HOUSE CURRENTLY UNDER CONSTRUCTION.

APPOINTED TO A VERY HIGH STANDARD INCLUDING QUALITY FITTINGS THROUGHOUT.

SITUATED IN A QUIET CUL DE SAC SERVING FOUR NEW PROPERTIES.

HIGHLY REGARDED RESIDENTIAL LOCATION.

PRO-TEC 10 YEAR WARRANTY.

---

Springfield is an attractive NEW four bedroom detached home set in a quite Cul de sac situated in Dawlish.

LOUNGE

OPEN PLAN KITCHEN DINING ROOM

UTILITY

GROUND FLOOR CLOAKROOM

FOUR BEDROOMS

TWO BATHROOMS (ONE EN-SUITE)

GARAGE

PARKING SPACES

PRIVATE ENCLOSED GARDENS





Developers specification will include:

- Anthracite double glazing.
- Modern central heating system.
- Attractive external finishes.

The patio doors from the kitchen give access to a private garden and garden shed.

The property also boasts a separate utility room providing further space for storage for a tumble dryer and washing machine as well as a separate downstairs WC.

Upstairs there are four well-presented bedrooms, including a generous principle bedroom benefitting from an En-suite. There are two more double bedrooms and a single bedroom which could also be used as a study.

Three off street parking spaces and garage complete this property.

Some of the furniture has been installed using computer generated imagery.

Some of the external photos are of other houses on the development to give you an idea of what the property will look like once completed.

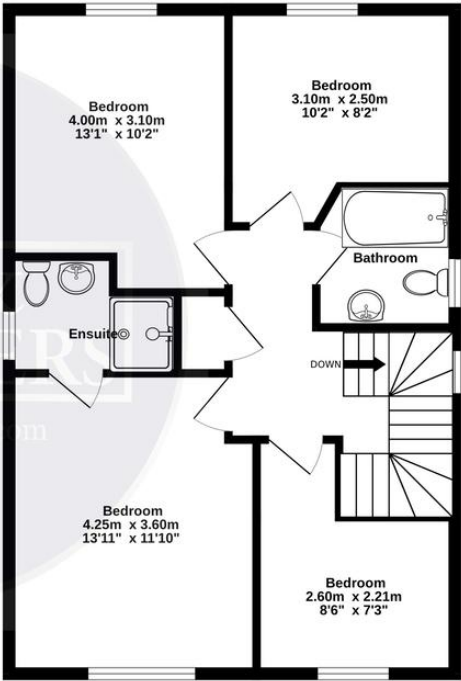
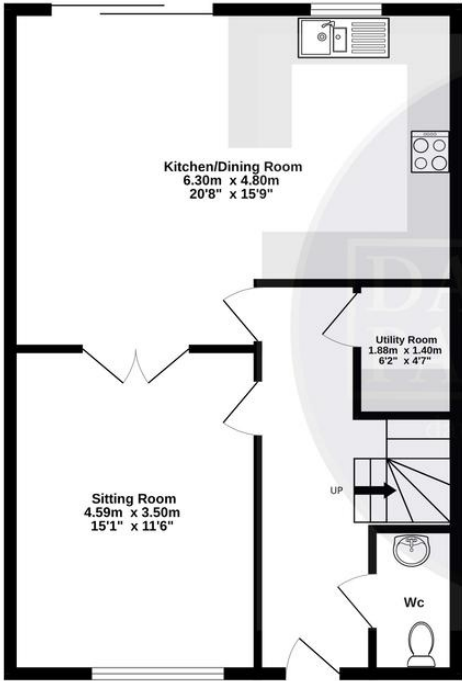
The developer has gone to great lengths to provide level, beautifully landscaped rear gardens in order to take maximum advantage of the privacy.

The seaside town of Dawlish is renowned for its sandy beaches and picturesque lawns making it popular with both tourists and locals alike. The renowned Brook, Dawlish Water, famous for its black swans, runs through the heart of the town.

Freehold  
Council Tax Band TBC

Ground Floor  
59.2 sq.m. (637 sq.ft.) approx.

1st Floor  
59.2 sq.m. (637 sq.ft.) approx.



EPC TBC

TOTAL FLOOR AREA : 118.4 sq.m. (1274 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.  
Made with Metropix ©2023



9 Queen Street, Dawlish, Devon,  
EX7 9HB

www.dartandpartners.com  
01626 862057  
property@dartandpartners.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements