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Dawlish Drive
CV3 5LZ

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Nestled in the sought-after area of Styvechale, this charming semi-detached house on Dawlish Drive presents a wonderful opportunity for families and investors alike. With three well-proportioned bedrooms and a spacious lounge/diner, this property offers ample space for comfortable living.

Upon entering, you are greeted by a welcoming hallway that leads to an open plan lounge and dining area, perfect for entertaining or relaxing with family. The sliding patio doors open out to a generous rear garden, seamlessly blending indoor and outdoor living. The fully fitted kitchen is equipped with modern wall and base units, a gas cooker, and provides space for essential appliances such as a washing machine and fridge/freezer. Additionally, the convenience of a downstairs W/C enhances the practicality of this home.

The first floor boasts two spacious double bedrooms and a single bedroom, ideal for children or guests. The family bathroom is well-appointed, catering to the needs of the household.

Externally, the property features a block-paved front driveway, offering off-road parking for several vehicles, a valuable asset in this popular area. The rear garden is predominantly laid to lawn, providing a delightful space for outdoor activities, complemented by a patio area and a shed for extra storage. The property also benefits from a garage.

This home is conveniently located within easy reach of St Thomas More Primary School and local amenities, making it an ideal choice for families. With its great potential and desirable location, this property is not to be missed.



selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge/Dining Room

7.26m x 3.45m

Kitchen

3.33m x 2.67m

W/C

FIRST FLOOR

Bedroom

4.47m x 3.33m

Bedroom

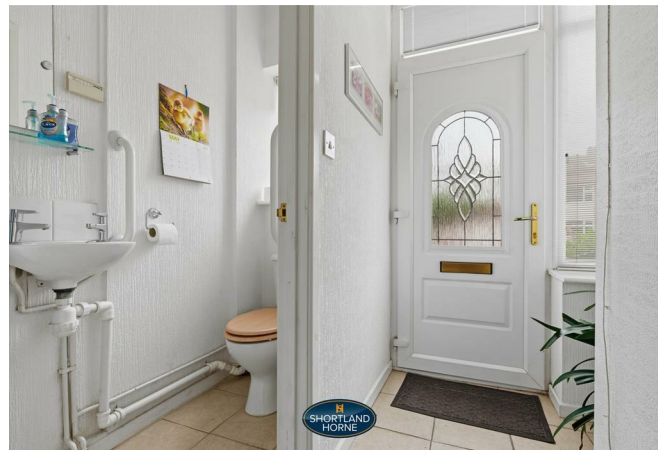
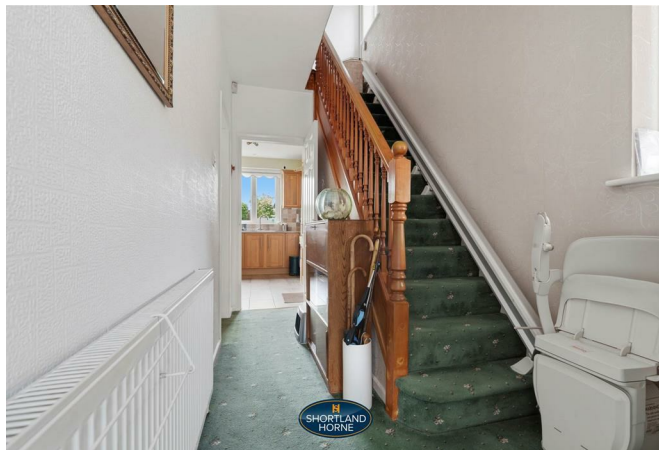
3.58m x 2.82m

Bedroom

3.20m x 1.98m

Shower Room

W/C



Floor Plan



TOTAL FLOOR AREA: 1086 sq. ft. (100.8 sq.m.) 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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Total area: 1086.00 sq ft

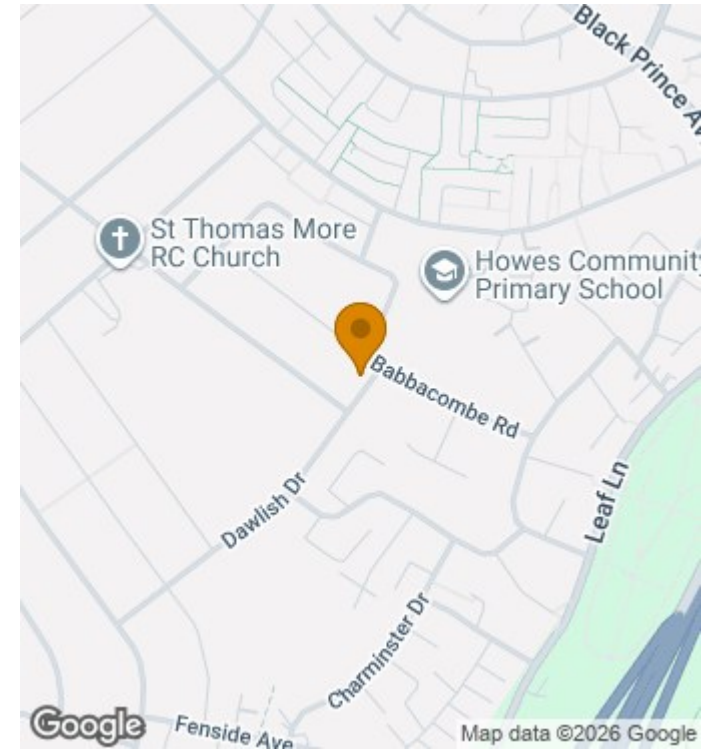
Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

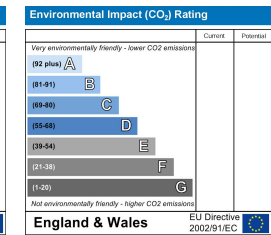
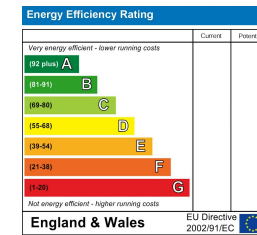
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne