



19 Gatehouse Close Dawlish, Devon EX7 0EG



£390,000

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

Welcome to this exceptional 4-bedroom, 3-bathroom family home, set in a serene and highly sought-after part of town, offering panoramic views over the picturesque valley. This beautifully presented property combines modern comfort with elegant design, featuring a spacious and light-filled living room that creates the perfect space for relaxing or entertaining. The large, contemporary kitchen/diner serves as the heart of the home, complete with high-end appliances, sleek countertops, and plenty of room for family gatherings, casual meals, or hosting dinner parties.

Outside, the property offers equally impressive features. The charming front garden provides an inviting first impression, while the beautifully landscaped rear garden serves as a private haven, perfect for outdoor dining, gardening, or simply enjoying the tranquil surroundings. With the additional convenience of a garage, this home is not only ideal for family living but also benefits from its peaceful location, combining modern luxury with the calm and quiet of its natural setting. It's a truly rare find in such a desirable area.

Due to the nature of the row of houses that 19 Gatehouse Close sits in, the current main entrance to the property is actually the rear door. You enter the property via the rear garden and upon entering you are greeted with:

Downstairs:

Entrance Hall/Utility Room:

A light space with adequate storage options, including space for a washing machine. An L-shaped room that leads to the kitchen.

Kitchen/Diner:

A sleek and modern kitchen is fitted in half of the space, with the other half being used as a dining area. 2 large windows fill the area with light. There is a 1 and ¼ sink and drainer fitted, electric hob and extractor fan as well as a double electric oven.

Living Room:

The living room is another large and light space. At one end is a large window, and at the other is a set of double doors that lead out to the patio in the rear garden. There is also an electric fireplace fitted.

Downstairs Bathroom:

The downstairs bathroom is fitted with a W/C and sink. There is also a window.

Upstairs:

Master Bedroom:

The master bedroom is a large room with enough space for everything you would need. There is a window that views the rear of the property and has views of the garden. The built-in wardrobe expertly encloses the modern ensuite and shower.

Bedroom 2:

The second bedroom is currently being utilised as a dressing room. Large, built-in, mirrored wardrobes provide lots of storage and allow the room plenty of space. There is a window that faces the front of the property.

Bedroom 3:

The third bedroom also faces the front of the property and has adequate space for a double bed and storage solutions. There is a front-facing window that lets in lots of light.

Bedroom 4:

The final bedroom is currently being used as a home office. There is a large window that floods the room with light and provides views to the rear of the property.

Bathroom:

The upstairs bathroom features a bath with a shower, a large sink and cupboard and a W/C. It features tiled flooring and walls as well as an opaque window to the rear of the property.





Outside Space:

Front Garden:

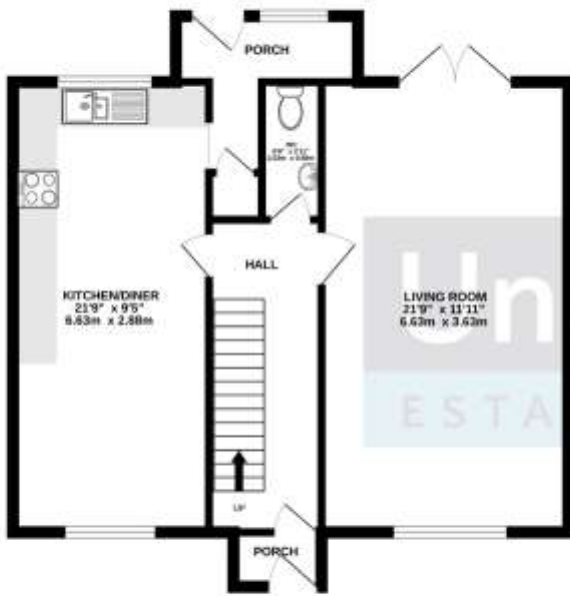
The front garden is a sloped lawn with a communal path through the middle to allow the neighbours access to their property. There is a set of stairs that leads to the front door and fence around the whole area. The communal path is one of the reasons why the current owners have opted to use the rear door as their main door.

Rear Garden:

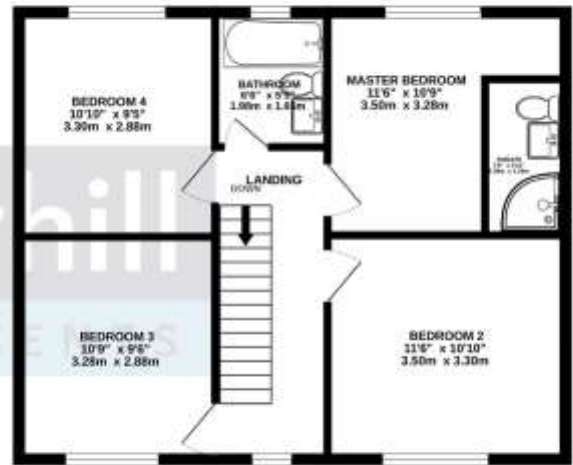
The rear garden is a beautifully landscaped, tiered garden. It has a pond, lawn and a patioed area. The rear garden can be accessed via a path that leads from the garage and dedicated parking space for the property, making it the ideal access route to the property.



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.7 sq.m.) approx.

While 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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For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.





£390,000

**19 Gatehouse Close
Dawlish, Devon EX7 0EG**



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Key Features:

- 4 Bedrooms
- 2 Bathrooms + ensuite
- Front and Rear Gardens
- Garage
- Modern Kitchen
- Large Living Areas



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Living in Dawlish

The property is just a 15–20 minute walk from the centre of town through quiet residential streets. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés. The lawn, in the centre of town, is a focal point for community activities and events, including the established annual Dawlish carnival in August each year. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses, one in Teignmouth and the other in Dawlish Warren.



Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision is provided at Exeter College, which is near Exeter University, one of the Russell Group Universities. Both education campuses are conveniently situated near Exeter St Davids mainline station, which is a few stops along from Dawlish station. The mainline train station, also ten minutes' walk away, connects Dawlish to London Paddington, Birmingham and Edinburgh and provides easy access to Teignmouth, Plymouth, the Cathedral City of Exeter, and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community feel.

