

3 Gatehouse Close Dawlish, Devon EX7 0EG



£285,000

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

Step inside this charming 4-bedroom mid-terrace gem with a spacious loft conversion featuring an en-suite shower room. Professionally designed gardens front and rear create a tranquil haven, while the separate garage offers convenience and extra storage. Inside, discover a beautifully creative interior that's both stylish and functional, perfect for families or anyone looking for a touch of elegance. Located in a peaceful neighbourhood close to good schools, with easy access to Dawlish's town centre with its welcoming local pubs, independent shops, and lovely cafés. The town's well-connected public transport links ensure you're never far from the excitement of nearby cities or the scenic countryside. With so much to offer on your doorstep, this is coastal living at its finest!

Viewing Highly Recommended

The home is fitted with UPVC double glazing throughout and benefits from gas central heating and radiators throughout the property.

The home is set back from the road, with a path leading past a grassed area, you arrive at the established front garden. Entering via a wooden gate, a short path leads to the front door, leading to:

Lobby:

The lobby houses the gas boiler and under counter space for a tumble dryer, leading to the inner hallway.

Living Room:

Bathed in natural light from the large front-facing window, this spacious living room is perfect for relaxing or entertaining. It flows seamlessly into the dining room, creating an open plan feel that's ideal for family gatherings and dinner parties.

Dining Room:

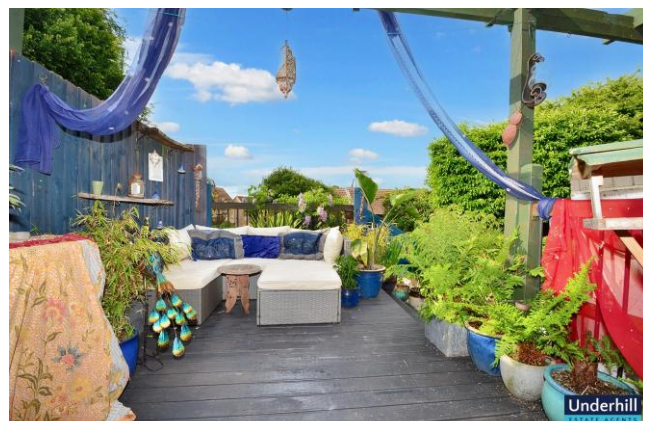
With a door that opens directly to the rear garden, the dining room offers easy access for outdoor dining and summer barbecues. It's a versatile space that can be styled to suit your needs.

Kitchen:

A true highlight, the kitchen features charming retro 1950s units and ample counter space for all your culinary adventures. There's plenty of room for a freestanding fridge-freezer, plus plumbing for a washing machine and dishwasher to keep everything practical and convenient.

Upstairs:

Three well-proportioned bedrooms await. One of these is currently used as a dressing room, offering flexibility for your lifestyle. The family bathroom is stylish and functional, complete with a countertop sink, bath with shower over, and close-coupled WC.





Loft Conversion:

Ascend to the converted loft and discover a generously sized bedroom with two Velux windows that fill the space with light. An en-suite shower room features a wall-mounted sink and WC, making this an ideal guest suite or luxurious retreat.

Outdoor Spaces:

The rear garden is designed for privacy and relaxation, with a raised decking area perfect for social gatherings. The remainder of the garden has been professionally designed and planted to create a lush, inviting atmosphere, and a rear access gate leads to a small vegetable patch beyond. The front garden is home to established planting for added kerb appeal, and a separate garage provides secure parking or extra storage.



Living in Dawlish

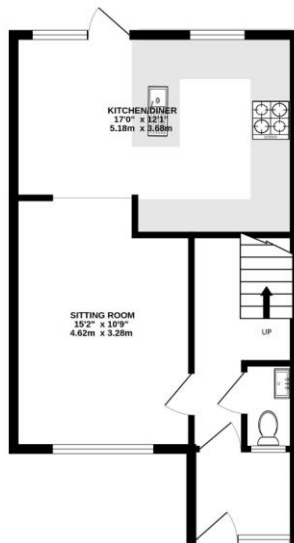
The property is a 15-minute walk from the centre of town and the beach. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established 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.



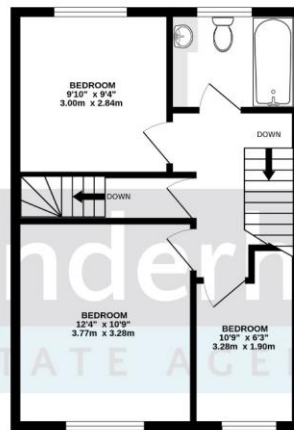
Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision 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.



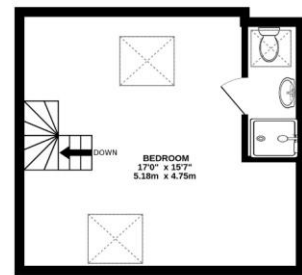
GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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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.



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