





# Old Teignmouth Road Dawlish EX7 0NJ

for sale offers in the region of  
**£700,000**



## Property Description

Positioned on a highly desirable and peaceful road in the heart of Dawlish, this impressive, detached residence offers an exceptional standard of living for families or buyers seeking space, character, and tranquility.

The property opens into a welcoming hallway that leads to three generously sized reception rooms: a bright and airy lounge, a cosy living room, and a separate study perfect for home working. A well-appointed kitchen is complemented by a charming dining area, and a practical downstairs shower room adds flexibility for guests or family.

Upstairs, the home features three double and one single bedrooms. Two modern bathrooms (one with shower, one with bath) cater to family living with style and comfort.

Externally, the showstopper is the enclosed, private walled garden-beautifully landscaped with lush planting, several seating areas, and full of colour and character. A real escape in every season. The front of the house offers driveway parking and a garage.

This is a rare chance to own a substantial, character-filled property in one of Dawlish's most desirable settings. Just a short walk to local shops, transport links, and the stunning coastline, yet tucked away in a serene residential area, this home truly offers the best of both worlds.

## Front Of The Property

Driveway parking for two cars in front of the garage, front lawn with border, pathway leads to the main entrance.

## Entrance Hallway

Access to all ground floor principle rooms, double glazed window to the side of the property, storage cupboard and a wall mounted radiator.

## Shower Room

Two obscure double glazed window to the front of the property, shower, vanity wash hand basin and WC.

## Dining Room

12' 10" max x 14' 5" max ( 3.91m max x 4.39m max )

Double glazed window to the rear of the property, feature fireplace, alcove with shelving, wall mounted radiator, door to rear garden and walk through to the inner hallway.

## Kitchen

14' 7" max x 10' 10" max ( 4.45m max x 3.30m max )

Double glazed window to the front and side of the property, wall and base units, one and a half bowl composite sink/drain, electric hob, integrated eye level oven, integrated microwave, space for fridge freezer, plumbing for slimline dishwasher, vertical wall mounted radiator and door to the garage.

## Lounge

14' 6" max x 13' 4" max ( 4.42m max x 4.06m max )

Double glazed window to the side of the property, double glazed patio doors patio doors to the rear garden and two wall mounted radiators.

## Second Reception Room

12' 3" max x 12' 2" max ( 3.73m max x 3.71m max )

Two double glazed window to the side of the property, feature fireplace and a wall mounted radiator.

## Inner Hallway/Study

12' 4" max x 6' 11" max ( 3.76m max x 2.11m max )

Stairs to the first floor and a wall mounted radiator.

## First Floor

Double glazed window to the side of the property and a wall mounted radiator.

## Bedroom One

12' 2" max x 12' 4" max ( 3.71m max x 3.76m max )

Double glazed window to the side of the property, built in storage cupboard, feature fireplace and a wall mounted radiator.

## Bedroom Two

13' 7" max x 10' 8" max ( 4.14m max x 3.25m max )

Double glazed window to the rear of the property, loft hatch and a wall mounted radiator.

## Bedroom Three

11' 5" max x 9' 7" max ( 3.48m max x 2.92m max )

Double glazed window to the front of the property and a wall mounted radiator.

## Bedroom Four

11' 1" max x 5' 8" max ( 3.38m max x 1.73m max )

Double glazed window to the rear of the property, fitted storage shelves and hanging space and a wall mounted radiator.

## Bathroom

Double glazed obscure window to the rear and double glazed window to the side of the property, bath with shower attachment, shower, vanity wash hand basin, WC, part tiled and a wall mounted heated towel rail.

## Shower Room

Double glazed window to the front of the property, corner shower cubicle, WC, wash hand basin, part tiled and a wall mounted radiator.

## Rear Of The Property

Enclosed mature and lawned west facing rear garden which offers a high degree of privacy being surrounded by hedgerows and a stone wall. A paved patio is bordered by a well planted rockery bank and steps leading to the main lawn which then leads to an additional lawn towards the head of the garden. A gate leads to a vegetable garden with a garden shed and lean to greenhouse, with a gate to the lawned front garden.

## Garage

16' max x 14' 10" max ( 4.88m max x 4.52m max )

Electric up and over door, with power and a single glazed window to the side.















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EPC Rating: E Council Tax  
 Band: F

Tenure: Freehold

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Property Ref: NAB312757 - 0004