



10 Dawlish Road



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Exeter, Devon, EX2 8XW

Exeter city centre (2.5 miles), A30 (1 mile)

A well-presented and spacious detached home of circa 2554 sq ft, with generous gardens, ample parking, and a double garage in a sought-after Exeter location.

- Large enclosed south facing garden
- Spacious detached home
- 2554 square feet of accommodation
- Sought-after Alphington area
- EPC rating: E(49)
- Four bedrooms with two bathrooms
- Double garage and ample off-road parking
- Outdoor dining/bar area
- Freehold
- Council tax band: F

Guide Price £800,000

SITUATION

Dawlish Road is located in the popular residential area of Alphington, a well-regarded suburb to the south-west of Exeter. The area is well-served by local amenities including shops, a post office, reputable schools, and excellent public transport links. Its convenient location provides easy access to the A30, M5, A38, and Exeter city centre, while nearby green spaces and riverside walks offer an appealing lifestyle balance.

Exeter itself is a vibrant and well-connected city with mainline rail links to London, a renowned university, excellent schooling options, and a wide range of cultural, sporting, and leisure facilities.

DESCRIPTION

This substantial detached home offers a superb balance of internal space and outdoor living, set within a generous south-west facing plot. Well-maintained and tastefully decorated throughout, the property combines traditional proportions with modern convenience. With four bedrooms, two bathrooms, and versatile reception spaces, it caters comfortably to family life. Outside, the landscaped garden and outdoor dining/bar area enhance the lifestyle offering, while a large driveway and detached double garage provide ample parking and storage.



ACCOMMODATION

The property is entered via a spacious and welcoming entrance hall with stairs rising to the first floor. To the left is a generous 25-foot dual-aspect sitting room, flooded with natural light from a front-facing bay window and rear garden outlook. Opposite lies the formal dining room, ideal for entertaining, also featuring a bay window and ample space for a large dining table. To the rear, the modern kitchen is well-fitted with an extensive range of units, generous worktop space, and integrated appliances. A separate utility room provides additional storage and has direct access to the garden. Also on the ground floor is a cloakroom and a useful study/home office.

Upstairs, there are four well-proportioned bedrooms, with bedroom 3 accommodating an en-suite, a spacious principal bedroom and a family bathroom. Two additional loft rooms, accessed via a loft ladder, offer excellent storage or hobby space but are not compliant with building regulations for use as habitable rooms.

OUTSIDE

The property is approached via a private driveway offering extensive off-road parking. A detached double garage provides further secure parking or workshop potential. To the rear, the garden is generously sized and enjoying a south-west aspect, it features lawns, mature planting, and a superb outdoor dining/bar area perfect for summer entertaining.

SERVICES

Current Council Tax Band: F

Utilities: Mains electric, water, gas, telephone and broadband

Drainage: Septic tank in rear garden. Emptied annually

Heating: Oil fired central heating

Tenure: Freehold

EPC: E(49)

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTE

There is a historic rent charge of £8.12s.10d dated 1923 on the title; however, the vendor has advised that this is no longer honoured.

Please also note the septic tank was installed prior to the current sellers purchase in 2011. Please ask agent for further information.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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