



MELDRUM CLOSE

DAWLISH, DEVON, EX7 9JL



Robert Williams

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With wonderful views from balconies, terraces & gardens this extended home plus detached annexe is a must see .



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Located on a quiet cul de sac and situated on an elevated plot that provides wonderful views from its mixture of balconies, terraces and double garden plots, this five bedroom extended house also has a detached modern two bedroom annexe.

- STUNNING TOWN & SEA VIEWS
- EXTENDED OVER TIME BY CURRENT OWNERS
- DESIRABLE LOCATION
- 2 GARAGES
- NO ONWARD CHAIN.

The Property

A FIVE BEDROOM FAMILY HOME WITH DETACHED ANNEXE SITUATED IN AN ELEVATED POSITION ON THE SIDE OF A VALLEY, OVERLOOKING THE PRETTY REGENCY TOWN OF DAWLISH AND OFFERING GLORIOUS VIEWS TOWARDS THE SEA .

The main house internal accommodation is set over two floors and features on the first floor an extensive living room opening to balcony with views, two bedrooms,, bathroom, kitchen + utility, and conservatory.

The second floor has bathroom and a further three bedrooms, one offering large balcony with sea views.

The detached modern annexe has reception room opening to fitted kitchen, and then on the second floor two bedrooms and bathroom.

The rear garden is a double width plot to the back of the main house and again offers stunning views of the town and out to sea. It is largely laid to lawn with a wooden framed summerhouse/viewing gallery.

The properties have plenty of storage options throughout including large store room/secure shed beyond one of the terraces.

The property has two garages located a short distance up Meldrum Close on the opposite side of the road, and there is parking space to the front of these and one of the garages is extended.





THE LOCATION

Dawlish is a popular sea side town with its traditional sea front and beach with the accompanying world renowned coastal railway line on the front forming part of Brunel's historic atmospheric rail line.

A busy town with individual shops and pretty streets there is good schooling nearby and easy access to mainline stations for the commuter as well as fast access to the nearby road networks. The attractions of Dartmoor are nearby as is the regional city of Exeter with its shopping and cosmopolitan dining and eateries. Exeter Airport is close by as is a regular ferry service to Topsham and Exmouth across the Exe Estuary.

DIRECTIONS

Entering the town of Dawlish on the Exeter Road turn right onto Strand Hill then turn left on to Meldrum Close. The property is the first on the right hand side. The two garages with parking to their front, are a short distance along on the left hand side.



7		bedrooms	3		bathrooms
3		receptions	3		car spaces

Local Authority: Teignbridge Council

Council Tax Band: E

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: D





Meldrum Close, Dawlish, EX7

Approximate Area = 1847 sq ft / 171.6 sq m

Limited Use Area(s) = 115 sq ft / 10.7 sq m

Garage = 318 sq ft / 29.5 sq m

Annexe = 613 sq ft / 56.9 sq m

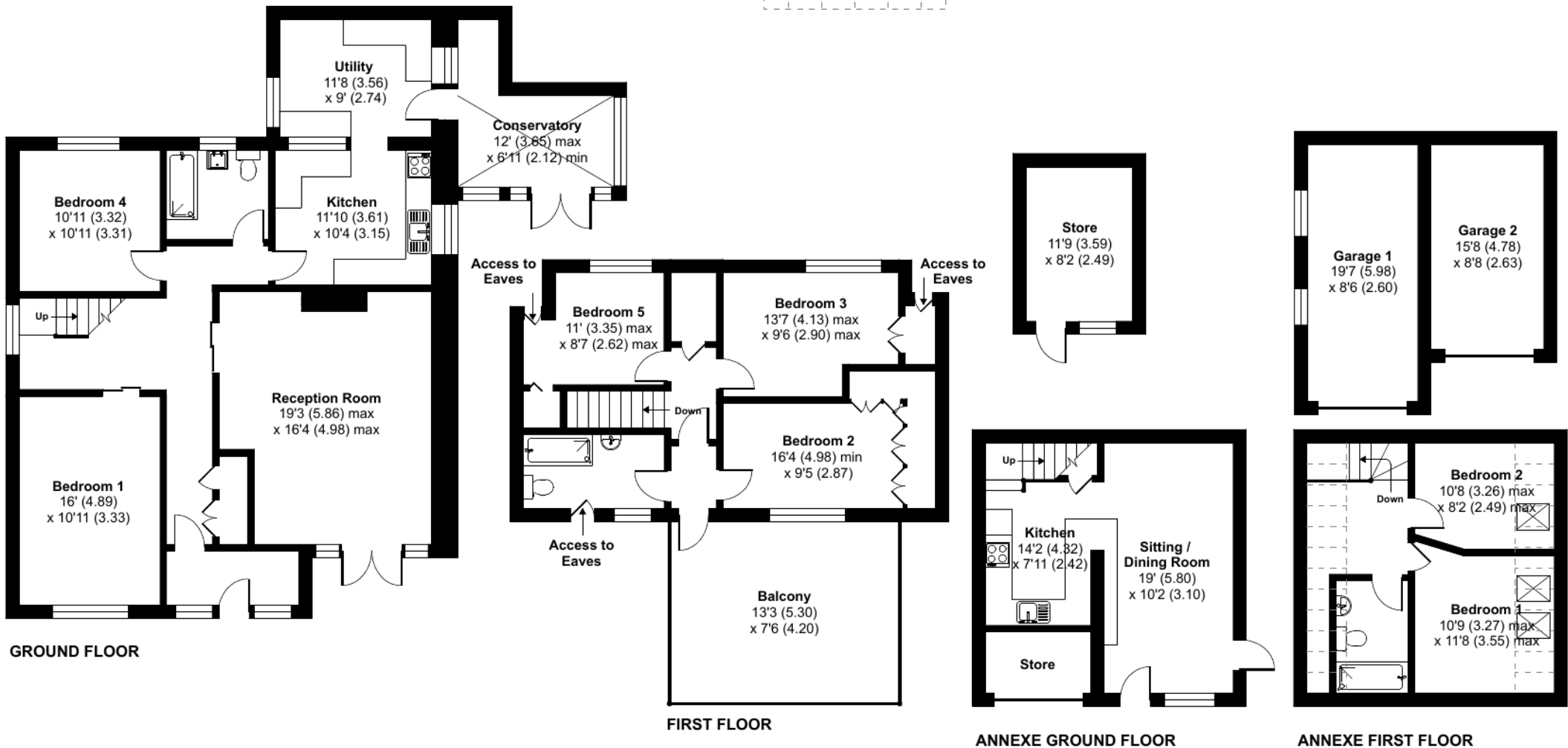
Store = 96 sq ft / 8.9 sq m

Total = 2989 sq ft / 277.6 sq m

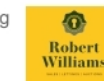
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Robert Williams Ltd. REF: 1100106





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.