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*The Shrubbery, 80 Dawlish Road, Teignmouth,
Devon, TQ14 8TG*



SOUTHGATE
— ESTATES —

£765,000





The Shrubby, 80 Dawlish Road

"The Shrubby" is an elegant and sizeable Edwardian villa, enjoying far-reaching sea views. Occupying an elevated position on the Eastern fringes of Teignmouth, this property offers internal living accommodation of 210.7 square meters, with generously proportioned rooms, a large driveway and lovely South-facing landscaped garden to the rear. Internally, the living accommodation includes five bedrooms and two large reception rooms, as well as a study, a workshop/studio and there is even a cellar below part of the property. Both of the principle bedrooms and both reception rooms afford beautiful sea views to the southerly aspect, looking along Devon's stunning coastline. Berry Head, the Teignmouth sea front with its Victorian Pier, beach and The Ness and Shaldon are all visible from the main bedrooms.



The property is approached between two impressive stone pillars to from the Dawlish Road. A brick-paved driveway sweeps around to the main parking area, where up to 8-10 cars can be parked. There is an attractive brick-built garage and a further hardstanding, that is suitable for parking of a motorhome, caravan or boat, accessed from the adjacent Rockfield Close, with steps leading down to the main driveway. An archway with wrought-iron gates leads to the rear landscaped garden, which slopes gently down towards the sea. To the rear of the garden, there is a pedestrian gateway, allowing easy access via Second Drive to the Eastcliff Park and the South West Coast Path. Whilst mostly laid to lawn, the garden includes two garden sheds, a lovely patio area and a further barbecue space. There are plenty of mature and attractive trees, plants and shrubs.

With so many period features and stunning views, internal viewing is highly recommended to fully appreciate this wonderful family home. Note: There is the potential for a loft extension, subject to the necessary consents.



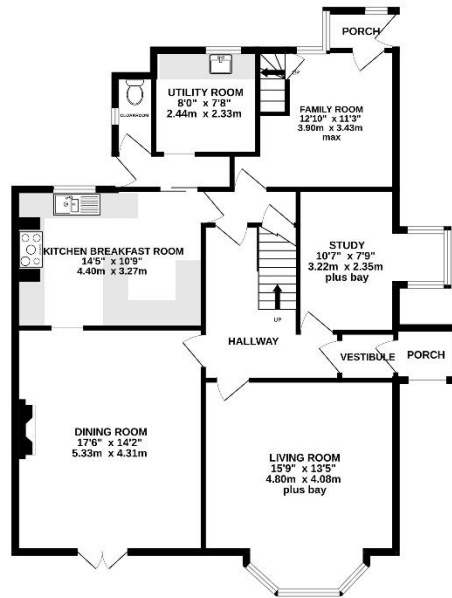
Internal Accommodation Total Internal Floor Area: 247.5m² (including cellar and garage) Total Internal Floor Area 210.7m² (excluding cellar and garage)
 Ground Floor Sitting Room 5.12 into bay x 4.80 Dining Room 5.33 x 4.31 Kitchen 4.40 x 3.89m Study 3.83 into bay x 3.15m Workshop/Studio 4.44 max x 3.37m
 Utility Room 2.44 x 2.33m WC 1.87 x 0.92m First Floor Bedroom 1 4.77 x 3.95m En-suite 2.43 x 1.29m Bedroom 2 5.23 x 4.24m Bedroom 3 3.37 x 3.32m En-suite
 2.22 x 0.88m Bedroom 4 3.15 x 3.53m into bay Bedroom 5 3.42 x 3.37m Bathroom 2.32 x 2.30m WC 1.49 x 1.03m Cellar 4.45 x 3.47 Garage 9.1 x 5.53m max (Note:
 triangular shape)

Property Information Council Tax Band F Listed Status - We are informed by the vendor that the property is not listed. EPC Rating D (Conducted prior to
 installation of solar panels).

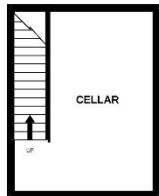
- *5 Bedrooms*
- *Stunning Sea Views*
- *Sizeable South-facing Garden*
- *Parking for 8+ Cars*
- *Further Hard-standing for
Boat/Caravan*
- *Period Features*



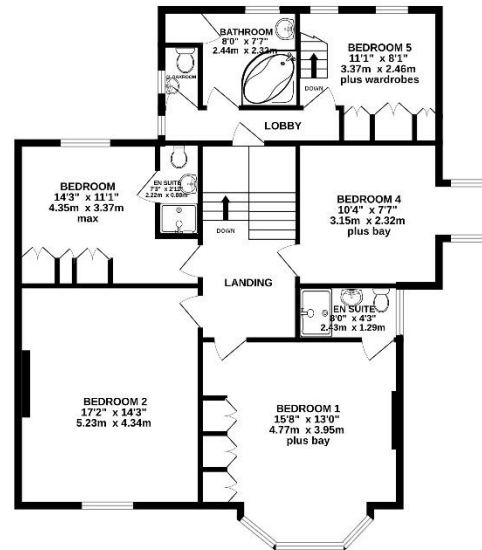
GROUND FLOOR
1,444 sq. ft. (133.7 sq.m.) approx.



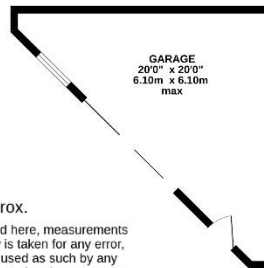
BASMENT
286 sq. ft. (26.5 sq.m.) approx.



1ST FLOOR
1,143 sq. ft. (105.7 sq.m.) approx.



GARAGE
230 sq. ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 2683 sq.ft. (249.3 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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

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