

Priory Road, **Dawlish**, EX7 9JG**Rare Coastal Gem in Dawlish – Versatile Detached Home with Annexe & Double Garage!**

Discover an extraordinary opportunity to own this unique detached property, perfectly positioned just off the heart of Dawlish. This charming seaside town offers the perfect blend of coastal tranquillity and convenience, with the beach and mainline railway station both within easy walking distance. This rare find boasts versatile accommodation designed to suit a variety of lifestyles. Whether you're looking for a spacious family home or a property with income potential, this home delivers it all. The included 1-bedroom annexe is ideal for guests, extended family, or as a lucrative Airbnb rental. FREEHOLD, COUNCIL TAX BAND - E. EPC - D.

**£475,000****01626 862379**[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)**FRASER & WHEELER**



**Key Features: DOUBLE GARAGE – Ample space for parking or storage.**

**1 BEDROOM ANNEXE / AIRBNB – Independent living space with fantastic rental potential.**

**Enclosed Garden – A private outdoor retreat perfect for relaxation.**

**Sun Terrace – Enjoy the coastal breeze and sunshine from your own elevated haven.**

**Versatile Accommodation – Adaptable spaces to fit your needs. Additional Information:**

#### **FRONT DOOR TO**

#### **FIRST FLOOR ENTRANCE HALL**

Opaque glazed panels to the front and full height window to the rear aspect offering lovely views over Dawlish. Radiator, stairs to the ground floor. Doors to:

#### **BEDROOM 1**

Window to the side aspect, radiator, coved ceiling and door to:

#### **EN SUITE SHOWER ROOM**

Opaque glazed window to the front. Fitted with a suite comprising tiled shower cubicle with electric shower, wash hand basin and low level WC. Tiled splashbacks, radiator.

#### **BEDROOM 2**

Window to the side aspect, radiator and coved ceiling.

#### **BEDROOM 3**

Window to both sides with an open outlook towards the sea. Radiator.

#### **BEDROOM 4**

Window to the side aspect with an open outlook towards the sea. Radiator. Currently being used as a gym/exercise room.

#### **FAMILY BATHROOM**

Opaque glazed window to the side. Fitted with a white suite comprising panelled bath, modern electric shower with tiled surround, pedestal wash hand basin with tiled splashback and low level WC. Radiator.

#### **GROUND FLOOR LANDING**

Glazed window to the rear. Doors to:

#### **SITTING ROOM**

Window looking onto the garden. Fireplace with tiled hearth and mantle. Two radiators, coved ceiling. Laminate effect flooring. Door to light well and double doors to:

#### **CONSERVATORY**

uPVC construction with double glazed windows and doors to the garden.

#### **DINING ROOM**

A versatile room with double glazed window to the side, radiator and coved ceiling. Currently used as a hobbies room.

#### **KITCHEN**

Fitted with a range of modern white high gloss cupboard and drawer base and wall units to one wall, work surfaces with sink unit and decorative splashbacks. gas hob with oven below and stainless steel extractor hood over, fitted microwave and dishwasher. Spot lights and under counter lighting, window and half glazed door to the courtyard garden.





#### **CLOAKROOM**

Plumbing for washing machine. Space for tumble dryer. Low level WC. Pedestal wash hand basin with splashback tiling. Under stairs storage cupboard. Radiator.

#### **THE ANNEXE**

A great space situated below the double garage which can be accessed independently via a gate leading into the sun terrace. The accommodation is currently used as a very successful AIR BNB but could also work well as an annexe to the main home.

#### **SITTING ROOM**

uPVC double glazed front door and side window, electric heater, spot lights and open to:

#### **KITCHEN**

Modern matching base and eye level units with work surfaces over, sink with drainer and mixer tap, induction hob with oven below and stainless steel extractor hood over, window to the rear with lovely views over the town, electric heater and spot lights.

#### **BEDROOM**

Obscure glazed window, spot lights and electric heater.

#### **SHOWER ROOM**

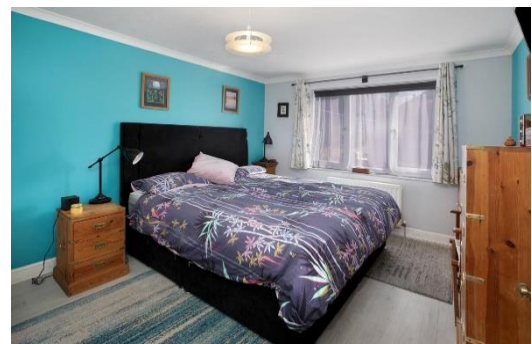
Modern white suite comprising shower enclosure with electric shower, wall hung WC with concealed cistern, pedestal wash hand basin and window to the side.

#### **OUTSIDE**

The main garden is to the side of the property and enjoys an open, southerly aspect over the town. There is a stone wall along one boundary and a tree provides some shade. The garden is arranged with two small areas of lawn and small beds. A gate provides access to the front. To the other side of the property is an enclosed paved sun terrace with views over the town and towards the sea. Steps up to a gate providing access to the front beside the garage.

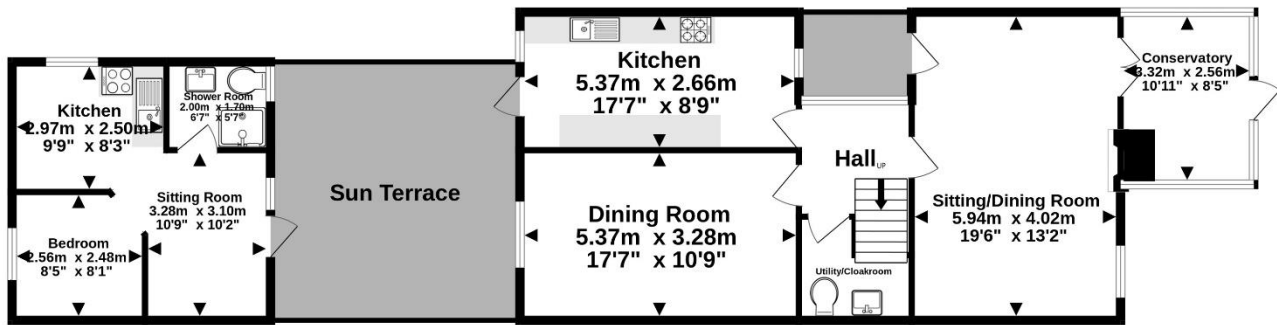
#### **DOUBLE GARAGE**

Electric door. Light and power points. Windows to the rear and side aspect.

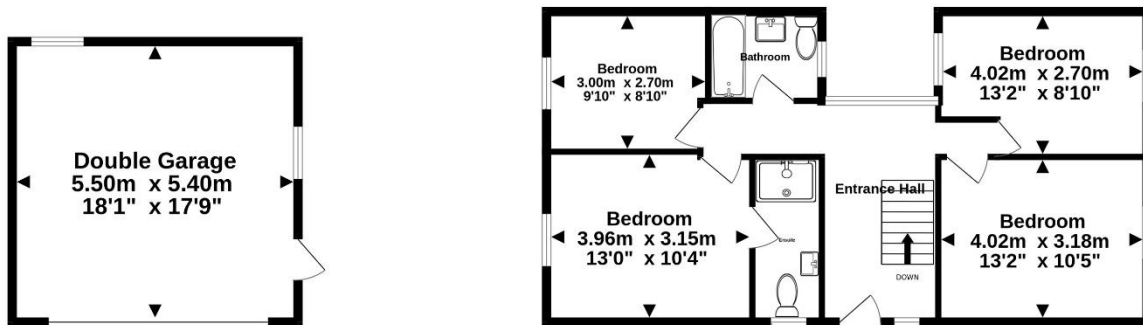




**Ground Floor**  
**97.3 sq.m. (1047 sq.ft.) approx.**



**1st Floor**  
**95.0 sq.m. (1022 sq.ft.) approx.**



**TOTAL FLOOR AREA : 192.3 sq.m. (2069 sq.ft.) 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.  
 Made with Metropix ©2025

**FRASER  
&  
WHEELER**



19 Queen Street, Dawlish, Devon, EX7 9HB  
 Telephone: 01626 862379  
 Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)  
[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.