

Regent Street, **Dawlish**, EX7 9LE

A charming and deceptively spacious three-bedroom period terraced home, ideally positioned in the heart of Dawlish town centre. This characterful property offers generous accommodation across three floors, including two reception rooms, a bright kitchen with direct garden access, three well proportioned first floor bedrooms, and a versatile loft room ideal as a study, playroom.

FREEHOLD, COUNCIL TAX BAND - C, EPC - D.

Set just moments from local shops, cafes, transport links and the seafront, the home combines convenience with plenty of interior space. Outside, the property benefits from a low maintenance rear courtyard garden, perfect for outdoor seating. A wonderful opportunity to acquire a sizeable town centre home in a highly sought after coastal location.

£265,000

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THE PROPERTY

Located within easy reach of local amenities and just a short walk from the town centre, this well presented three bedroom terraced home offers generous living space ideal for family life. The property enjoys excellent access to public transport links, as well as nearby primary and secondary schools. Additional benefits include a good sized courtyard garden and a loft room.

THE INSIDE

Upon entering the property, you are welcomed by a spacious entrance hall offering ample room for coats and shoes, with stairs to the first floor, access to an under-stairs storage cupboard, and doors leading to the main ground floor rooms.

To the left, a door opens into the lounge/diner. You enter via the dining area, which provides generous space for a family dining table. An open walkway leads through to the bright and well-proportioned lounge, complete with a feature electric fireplace and media wall with storage and plenty of room for a range of furnishings.

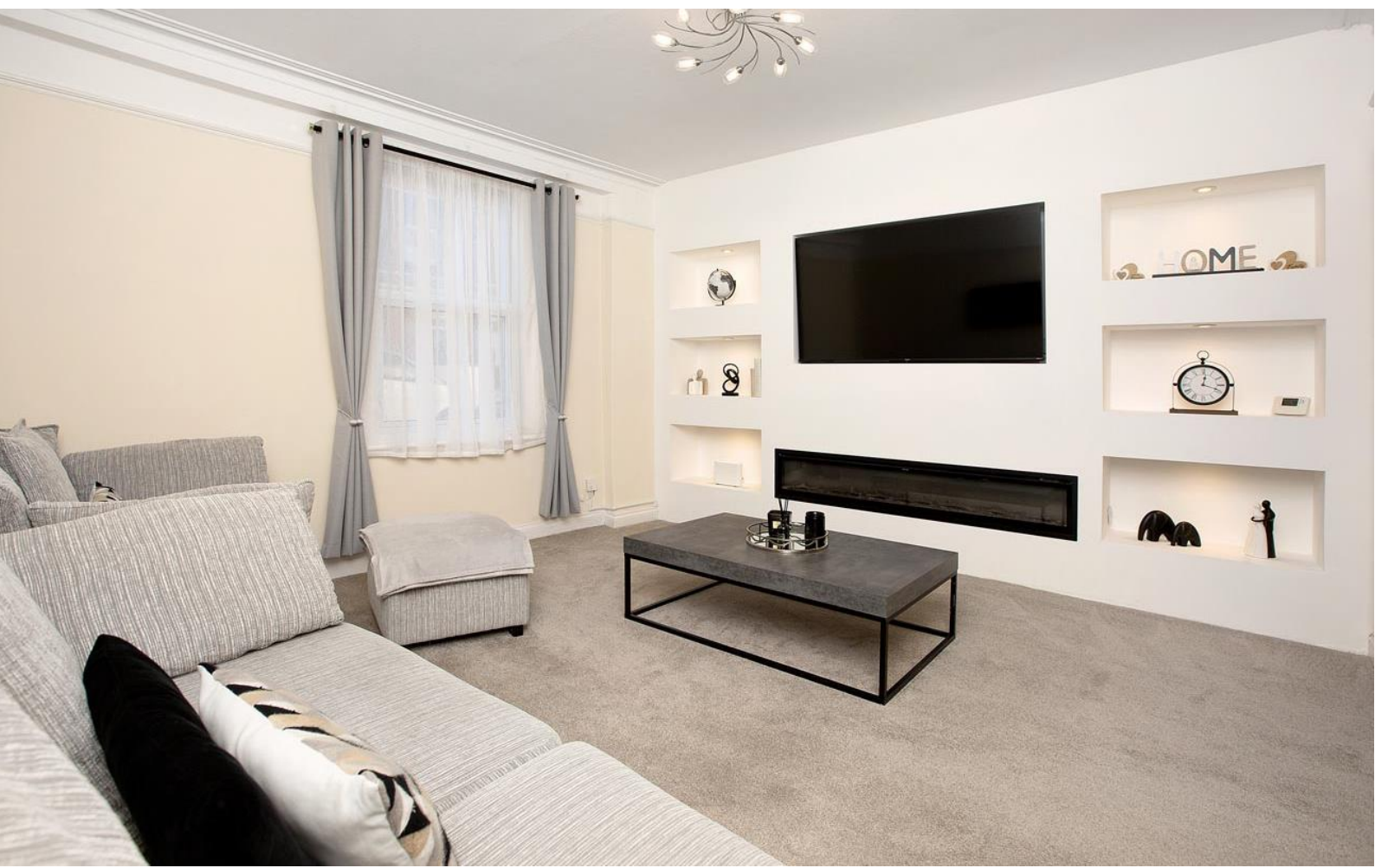
At the end of the hallway, you will find the kitchen. Light and airy, it offers an excellent range of wall and base units with work surfaces over, an integral oven and hob, stainless steel sink and drainer, integral dishwasher, and space/plumbing for both a washing machine and fridge-freezer. A breakfast bar provides a convenient spot for casual meals, and a door from the kitchen gives direct access to the rear garden.

THE UPSTAIRS

The staircase divides partway up, with a small landing leading to the family bathroom. This notably spacious room includes a bathtub, a large walk-in shower cubicle, built-in storage to one side, a wash hand basin and a low-level WC.

Continuing up to the main landing, you will find access to a loft room, an additional storage cupboard, and doors to the bedrooms.

The second bedroom, located at the rear of the property, is a generous double with ample room for a sizeable bed and additional bedroom furniture. Adjacent to this is the main bedroom slightly larger with built-in wardrobes spanning the rear wall and plenty of space for further furnishings. The third bedroom is a





versatile room which comfortably holds a single bed and additional furniture.

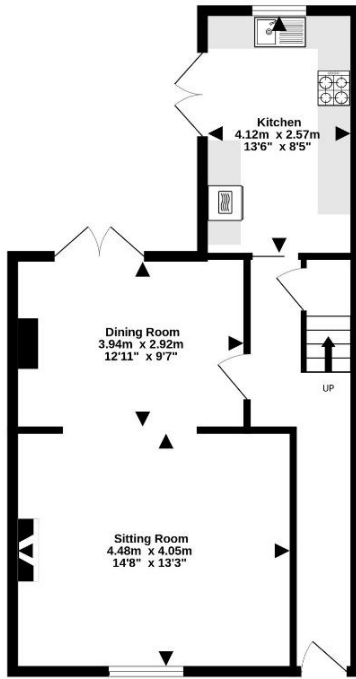
A further staircase leads to the loft room, a flexible space ideal for use as a home office, playroom or additional reception room. It benefits from eaves storage and a rear facing Velux window that fills the area with natural light.

OUTSIDE

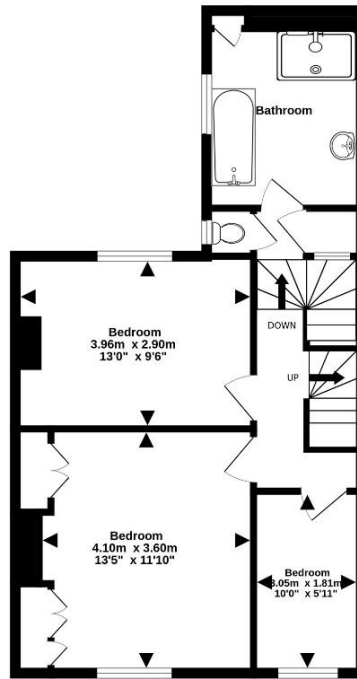
The rear garden has areas of artificial grass and decking, offering a low-maintenance outdoor space perfect for relaxing or entertaining. There is ample room for seating, storage and potted plants, making it an ideal retreat for those seeking an easy care garden.



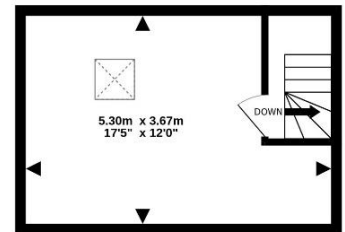
Ground Floor
50.1 sq.m. (539 sq.ft.) approx.



1st Floor
50.2 sq.m. (541 sq.ft.) approx.



2nd Floor
19.5 sq.m. (210 sq.ft.) approx.



TOTAL FLOOR AREA : 119.8 sq.m. (1289 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.
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