



## 5 PARK ROAD DAWLISH

**£399,450**  
**FREEHOLD**

First time to the market in over 55 years. Recently refurbished, Park Road is a substantial and characterful 19th-century period property offering generous living space, rich local history, and exciting potential — all just moments from Dawlish town centre and its beautiful seafront.

Some homes are built. Others are kept. This is a home that has quietly done both for well over a century.

Over the years, the building has played a meaningful role in the local community, having served at different times as both a school and a church before becoming a much-loved private residence. Those earlier chapters still echo gently through the high ceilings, generous proportions, and calm sense of space found throughout.

Coming to the market for the first time since 1968, the house has remained in the same ownership for over five decades — a rare and compelling testament to both the home itself and its enviable location.

Inside, the accommodation is generous and flexible, featuring five double bedrooms, two retaining original fireplaces that add warmth and character. With two bathrooms and a well-balanced layout, the home is ideally suited to family living, multi-generational households, or those seeking a spacious coastal retreat.

At the heart of the home lies a large and welcoming lounge centred around a log burner — a space made for long evenings, conversation, and quiet comfort.



- Recently refurbished (please see video) • 5 double bedrooms • 2 modern bathrooms • Built in 1860

### Entrance/Hallway

The property is entered via a welcoming entrance hallway, finished in neutral tones and offering a bright, well-presented first impression. The hallway provides access to the principal ground floor rooms, with carpeted stairs rising to the first floor and a practical layout that allows for easy circulation throughout the home.

### Living Room

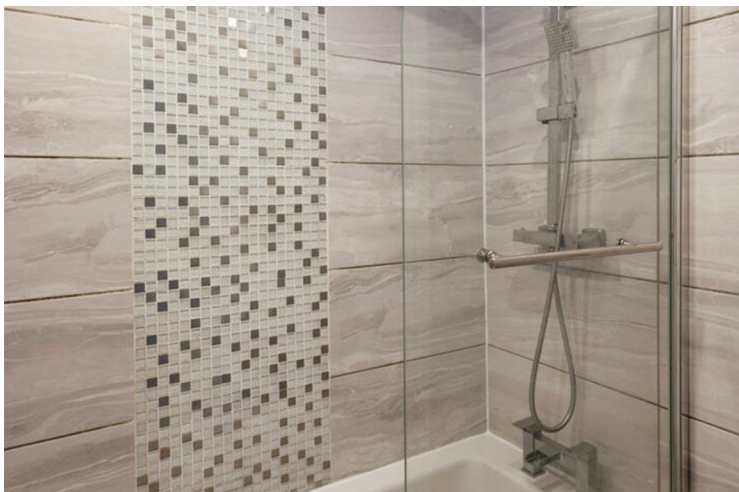
Located to the right of the hallway, the living room is a warm and inviting reception space, centred around a feature wood-burning stove set on a slate hearth with a solid timber mantel above. This room offers a cosy yet stylish atmosphere, ideal for relaxing evenings, with ample space for comfortable seating and soft furnishings. The neutral décor and plush carpet enhance the sense of comfort and calm.

### Kitchen/ Dining Room

Positioned to the rear of the property, the kitchen is a bright and well-appointed space, fitted with a range of shaker-style wall and base units complemented by solid wood worktops and tiled splashbacks. Integrated cooking appliances are neatly arranged, with additional space for freestanding white goods. There is ample room for a dining table, making this an ideal family kitchen or entertaining space. A large window allows plenty of natural light, while contemporary lighting fixtures add a stylish touch.

### Utility Area

At the end of the hallway is a useful utility area, providing additional worktop space and storage. This practical space also houses laundry facilities and benefits from a door leading directly out to the rear garden, making it ideal for everyday family living.



### Ground floor Bedroom One

Also located on the ground floor is a versatile additional room, currently presented as a bedroom but equally well-suited for use as a children's playroom, games room, home office, or guest accommodation. Finished in neutral tones with fitted carpet, this flexible space adds significant practicality to the layout of the home.

### First Floor Landing

The staircase rises to a well-proportioned first-floor landing, providing access to all three bedrooms, the family bathroom, and a separate WC. The landing is finished in neutral décor with fitted carpet, maintaining the clean and cohesive presentation found throughout the home.

### Bedroom Two

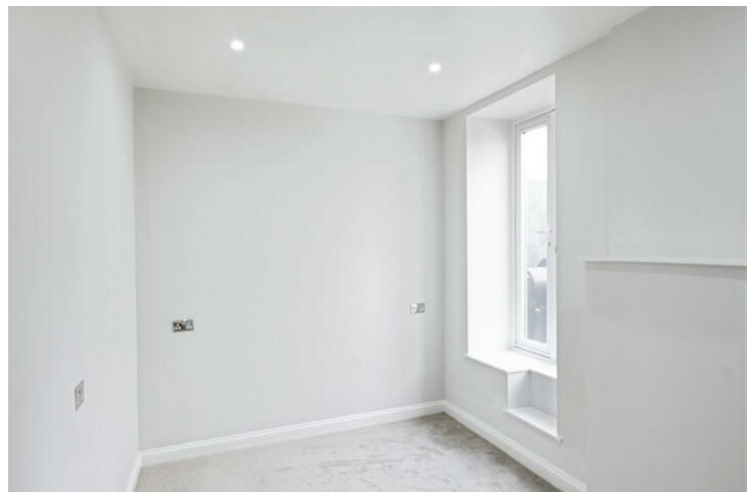
A generous double bedroom positioned to the front of the property, featuring high ceilings, a large sash-style window allowing ample natural light, and an original feature fireplace which adds period charm. The room offers excellent space for bedroom furniture, with neutral décor and plush carpeting creating a calm and comfortable retreat.

### Bedroom Three

Another well-sized double bedroom, also benefiting from an original fireplace and finished in soft, neutral tones. This room enjoys good natural light and offers flexibility for use as a guest bedroom, child's bedroom, or home office, while retaining character features that reflect the age and style of the property.

### Bedroom Four

A further double bedroom of good proportions, ideal as a child's room, nursery, or study. Finished to the same high standard, with fitted carpet and neutral walls, this room provides versatile accommodation to suit a range of family needs.



- South-facing private patio • Double glazing throughout • Close to town centre • Near Dawlish station • Near Dawlish seafront • Great investment opportunity EPC C

### Bathroom & Separate WC

The family bathroom is stylishly finished and comprises a modern suite with a panelled bath, rainfall shower over with glass screen, contemporary tiling, and recessed lighting. The space is well-presented and designed for both comfort and practicality.

Complementing the bathroom is a separate WC, a particularly useful feature for family living, helping to ease busy morning routines.

### Second Floor Landing

The staircase continues to a spacious second-floor landing, which offers a bright and airy feel thanks to the elevated position within the property. This area provides a sense of separation from the main living accommodation below and could comfortably accommodate a reading nook or additional storage if required.

### Bedroom Five

Occupying the top floor, this impressive bedroom is a generous double room enjoying excellent natural light and far-reaching views from the window, creating a calm and elevated retreat. The room offers ample space for a full range of bedroom furniture and benefits from neutral décor and fitted carpeting, making it ideal as a principal bedroom, guest suite, or teenager's room.

### Shower Room WC

Completing the second floor is a contemporary shower room fitted with a modern white suite comprising a walk-in shower enclosure, WC, and wash hand basin set within a vanity unit. Finished with stylish flooring, recessed lighting, and a skylight, the room is both practical and well-presented, providing excellent additional facilities for a growing family or guests.

### Rear Garden & Outbuilding

To the rear of the property is a low-maintenance, south facing, enclosed garden area designed for ease of upkeep and year-round enjoyment. The space features a combination of paved and raised decking areas, creating defined zones for outdoor seating and entertaining. The decked section is elevated and enclosed with glass balustrading, providing a modern finish and an ideal spot for outdoor dining or relaxing.

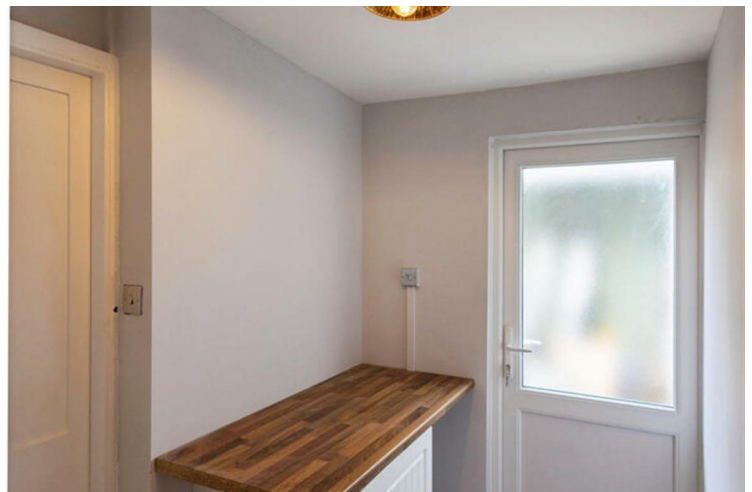
Positioned within the garden is a substantial outbuilding, currently arranged as a leisure and entertainment space. The building benefits from power and lighting and offers excellent versatility, making it suitable for a range of potential uses such as a home bar, games room, gym, studio, or home office (subject to any necessary consents). This additional space significantly enhances the overall offering and flexibility of the property.

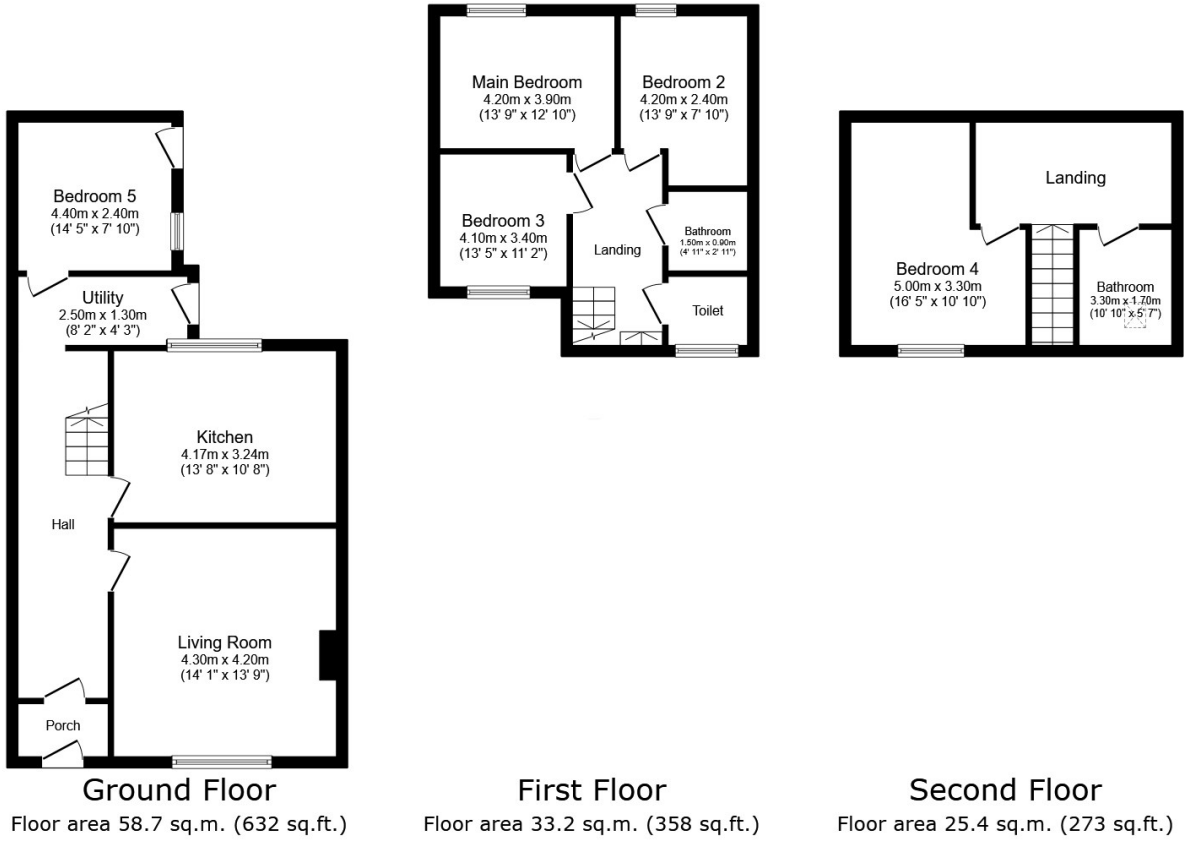
### INVESTMENT OPPORTUNITY

Yield. Growth. Flexibility.

Configured perfectly for HMO potential (subject to the necessary consents), yet equally compelling as a traditional buy-to-let or long-term capital hold, Park Road offers investors both choice and performance.

This is a property that adapts to your strategy — not the other way around.





Total floor area: 117.3 sq.m. (1,263 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 82        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**EPC Rating: C     Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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