

Southdowns Road, **Dawlish**, EX7 0LB

A Rare Opportunity – Expansive 1930s Home with Sea Views in Dawlish. Welcome to a truly special home that combines classic charm with modern comforts, perfectly positioned on a generous corner plot with panoramic sea views. This impressive five-bedroom detached residence offers an abundance of space both inside and out, ideal for families or anyone seeking a coastal lifestyle with room to grow.

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

**\*\*GUIDE PRICE £500,000 TO £550,000\*\***

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### Timeless Character Meets Modern Comfort

Built in the 1930s, this handsome property boasts a rich sense of history with subtle period features like grand bay windows, a decorative banister, all enhanced with modern updates including double glazing, a recently installed en-suite, and a renewed flat roof on the garage. Natural light floods the home thanks to dual and triple aspect windows, and the decor throughout is bright, fresh, and inviting.

The entrance porch sets the tone, welcoming you into a spacious hallway with elegant lines and classic features. From here, French doors open into the main living room, where a large bay window frames the garden and distant sea, creating a serene, ever-changing backdrop.

The second reception room, currently a gym and games room is an incredibly versatile space. Triple-aspect windows and sliding doors to the garden create a bright, open feel, perfect for a home office, playroom, dining area or second lounge.

### Entertaining & Everyday Living

The kitchen is the hub of the home, thoughtfully designed for functionality and sociable living. With plenty of worktop space, a breakfast bar, and under-cabinet lighting, it's both practical and welcoming. It connects directly to the integral garage, making unloading shopping or managing laundry (with its built-in utility area) super convenient.

Outside, the garden wraps around the property and offers multiple entertaining areas, including a patio with pergola, a raised tiled terrace for BBQs and evening drinks, and plenty of space for children or pets to play. There's also scope for keen gardeners to create something special.

### Sleep Easy with Five Double Bedrooms

Upstairs offers a fantastic layout for family life. The main bedroom is a real standout: large, light-filled, and with sea views that stretch to the horizon. Its recently upgraded en-suite includes underfloor heating, perfect for chilly mornings.

The other four double bedrooms offer flexibility, ideal for children, guests, home offices or hobby rooms. Each is well-proportioned, filled with light, and tastefully decorated.

The family bathroom has a luxury feel, with a corner bath, his and hers sinks, and plenty of storage, making the morning routine a breeze. The upstairs also includes two loft access points, one of which is boarded, offering great storage options.

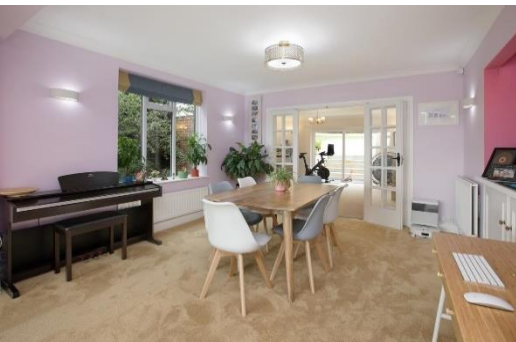
### Location, Location, Location

Set on the edge of Dawlish, you get the best of both worlds: peace and space, with easy access to town and coast. Enjoy morning walks along the South West Coast Path, spend sunny days at the local beaches in Dawlish, Holcombe or Teignmouth, or hop on the train to London Paddington in circa 3 hours.

For daily convenience, bus links and the mainline station are within walking distance, and Dawlish itself has a thriving community feel with independent shops, cafés, and even black swans on its picturesque lawn.







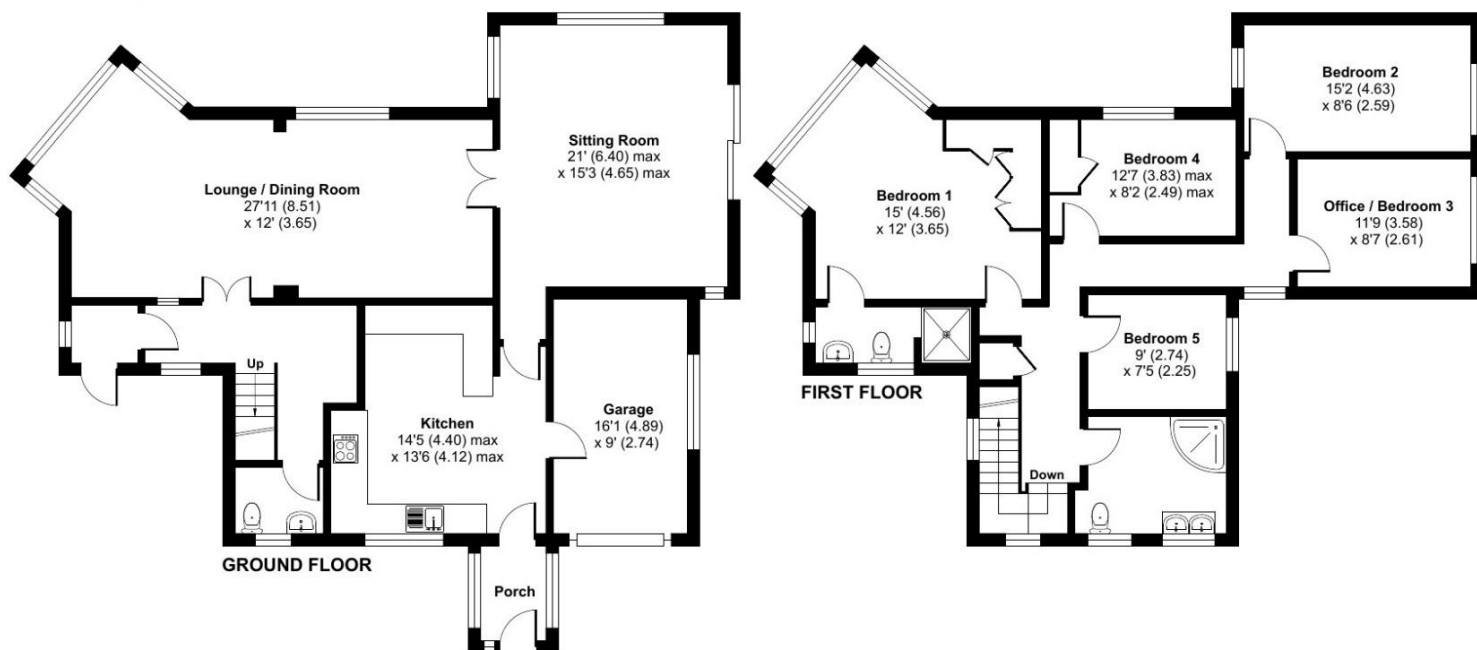
## Southdowns Road, Dawlish, EX7

Approximate Area = 1993 sq ft / 185.1 sq m

Garage = 141 sq ft / 13 sq m

Total = 2134 sq ft / 198.1 sq m

For identification only - Not to scale



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