



White Wings, 10 Meldrum Close, Dawlish

Guide Price £550,000

DART &
PARTNERS

Established 1971



10 Meldrum Close

Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- SPACIOUS PROPERTY SET ON A DOUBLE WIDTH PLOT TOWARDS THE END OF A VERY QUIET NO THROUGH ROAD
- ENJOYING A SOUTH FACING ASPECT WITH STUNNING SEA AND COUNTRYSIDE VIEWS
- REQUIRING MODERNISATION THROUGHOUT BUT OFFERING A FANTASTIC OPPORTUNITY TO ADD YOUR OWN STYLE AND SPEC
- THE PROPERTY HAS LAPSED PLANNING PERMISSION FOR FURTHER REDEVELOPMENT/EXTENSION
- ENTRANCE PORCH, RECEPTION HALL, CLOAKROOM WC
- THREE BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, BALCONY
- SPACIOUS SITTING ROOM DINER, KITCHEN, LARGE FAMILY BATHROOM
- GARAGE, DRIVEWAY PARKING
- FRONT AND REAR GARDENS



Offered to the market for the first time in 33 years, and only the second time since its construction in the early 1960s, is this spacious property set on a double width plot enjoying stunning sea and countryside views. The property does require modernisation throughout but is stacked with original features and offers a fantastic opportunity for someone to add their own style and spec. The property has lapsed planning permission for further redevelopment/extension. The accommodation briefly comprises; entrance porch, reception hall, cloakroom WC, three bedrooms, master with en-suite shower room, balcony, spacious sitting room diner, kitchen, large family bathroom, garage, front and rear gardens, driveway parking.

Obscure glazed timber front door opening into the...

ENTRANCE PORCH

With glazed door opening into the...

RECEPTION HALL

With doors to principal rooms. Window to side aspect. Useful storage cupboard. Door through to...

CLOAKROOM/WC

With low level WC, pedestal wash hand basin. Window to side.

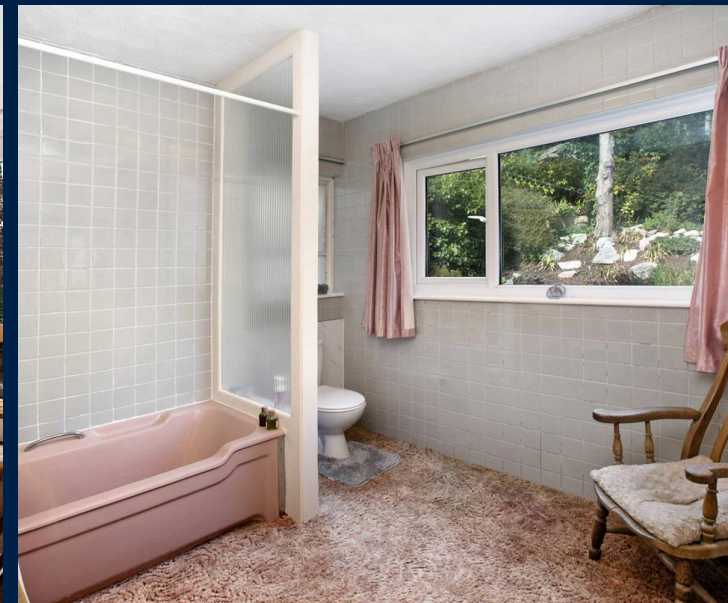
Door through to...

BEDROOM ONE

With uPVC double glazed window to rear. Power points, radiator. Door to...

EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to side. Low level WC, pedestal wash hand basin, shower enclosure with wall mounted electric shower.





Door through to...

SPACIOUS SITTING ROOM/DINER

With large windows to front enjoying stunning sea and countryside views. Space for large dining table and chairs. Radiators, power points.

Door through to...

INNER HALLWAY

Doors to...

KITCHEN

With a range of matching base units with roll top work surface, inset stainless steel sink drainer, doored serving hatch through into the dining area, large window to front enjoying stunning sea and countryside views, space for electric cooker and fridge freezer, radiator. Door to useful pantry cupboard with timber shelving. A glazed door gives access out to the PORCH.

BEDROOM TWO

With uPVC windows to rear and side. Range of built in wardrobes with sliding doors. Wash hand basin.

FAMILY BATHROOM

With uPVC double glazed window to rear. Coloured suite comprising low level WC, inset wash hand basin into vanity unit, panelled bath with shower attachment over, tiled splash backs, large storage cupboard, vanity light and shaver socket.

INTEGRAL GARAGE

With sliding roller timber door, space and plumbing for washing machine, gas boiler. Door to CLOAKROOM WC with low level WC, wall mounted wash hand basin.

Stairs at the rear lead to...



BEDROOM/STUDIO

With window to front enjoying stunning sea and coastal views and a large window to rear enjoying views of the garden. Door opening to BALCONY also enjoying the fabulous views.

Door giving access through to...

LARGE LOFT AREA

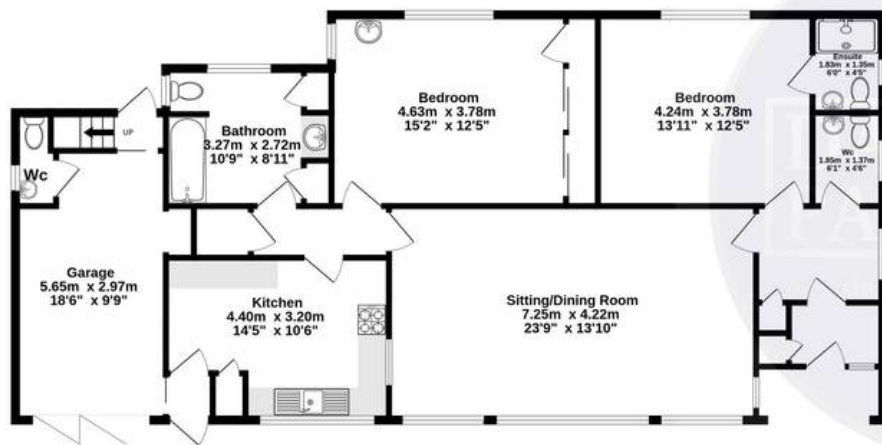
Fully boarded, providing plenty of storage.

OUTSIDE

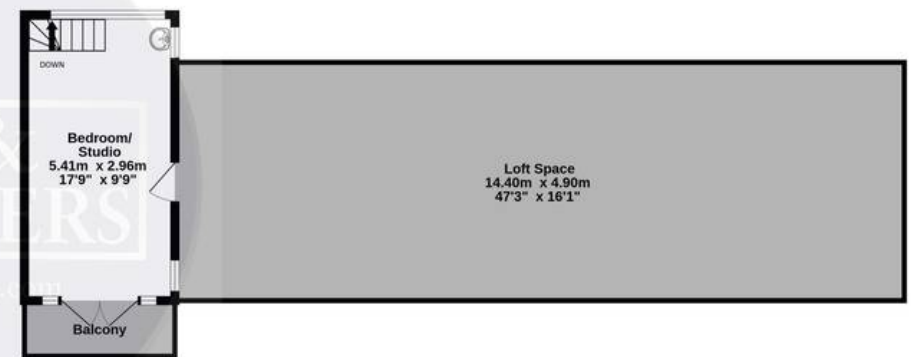
The front and back gardens are mature and landscaped with a range of fruit trees and a wide terrace spanning the front of the property with wisteria balustrade. The back garden features include patio, rockery, lawn, timber summer house, vegetable patches and steps up to a further "hidden garden" area. To the front there is a horseshoe driveway providing PARKING for numerous vehicles.



Ground Floor
127.6 sq.m. (1374 sq.ft.) approx.



1st Floor
16.8 sq.m. (180 sq.ft.) approx.



TOTAL FLOOR AREA : 144.4 sq.m. (1554 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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