



10 Priory Gardens, Dawlish

Guide Price £375,000





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Dawlish

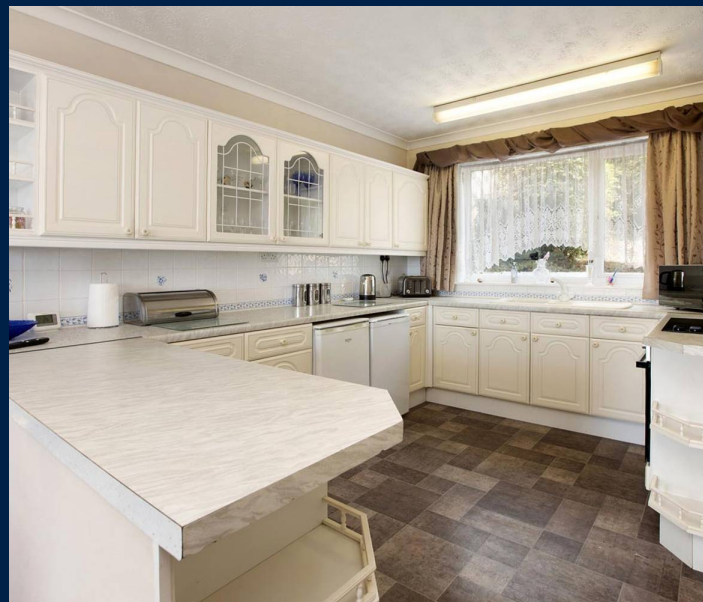
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SEMI DETACHED FAMILY HOME
- OFFERING SPACIOUS AND VERSATILE ACCOMMODATION
- FANTASTIC SEA AND COUNTRYSIDE VIEWS
- GENEROUS KITCHEN DINER AND HALLWAY/UTILITY AREA
- SPACIOUS LIVING/SITTING ROOM AND BALCONY
- THREE BEDROOMS
- FAMILY BATHROOM AND ADDITIONAL CLOAKROOM/WC
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- GARDENS, DRIVEWAY PARKING AND INTEGRAL GARAGE



A versatile three bedroom semi detached home in Dawlish offering fantastic sea and countryside views and spacious accommodation briefly comprising; hallway/utility area, spacious living/sitting room, balcony, generous kitchen diner, three bedrooms, family bathroom and additional cloakroom/WC, uPVC double glazing, gas central heating, gardens, driveway parking and integral garage. Obscure glazed uPVC front door into...

RECEPTION HALL/UTILITY AREA

With uPVC double glazed window to side. Space and plumbing for washing machine and tumble dryer, butler sink, power points. A timber door gives access through into GARAGE. Stairs rising to the first floor. Door to...

SITTING ROOM

Dual aspect with uPVC double glazed windows to front and side enjoying lovely sea and countryside views. Fireplace with timber mantle. Power points, TV aerial connection point, radiator. Door into...

OFFICE/STUDY AREA

With window to rear.

Back door giving access out to the rear garden. Wall mounted gas boiler supplying domestic hot water and gas central heating. Power point.

Door to...

CLOAKROOM/WC

With obscure glazed window to side, mid-level WC, wall mounted wash hand basin, tiled splash backs.





KITCHEN DINER

Dual aspect with uPVC double glazed window to rear and double glazed sliding doors out to the BALCONY. DINING AREA with space for a large table and chairs. Radiator, power points, telephone socket. KITCHEN with a comprehensive range of matching wall and base unit with roll top work surface over, inset one and a half bowl composite sink drainer, integrated electric oven, four ring electric hob, space for under counter fridge and freezer, tiled splash backs, power points.

FIRST FLOOR LANDING

Radiator, power point, telephone socket, obscure glazed sliding patio doors giving access out to the BALCONY.

Stairs rising to the...

SECOND FLOOR LANDING

Power point, radiator, uPVC double glazed window to front enjoying stunning sea and countryside views. Loft access hatch. Door to...



BEDROOM

With uPVC double glazed window to front enjoying the stunning sea and countryside views. Double doors to built in wardrobe with timber shelving and clothes hanging rail. Radiator.

Door to...

MASTER BEDROOM

Dual aspect with uPVC double glazed window to front and side enjoying spectacular views. Radiator, power points, TV aerial connection point.

Door to...

FAMILY BATHROOM

With obscure uPVC double glazed window to rear. Coloured suite comprising mid level WC, pedestal wash hand basin, panelled bath, wet room shower enclosure with wall mounted electric shower, tiled splash backs, radiator.

Door to...

BEDROOM

With uPVC double glazed window to rear. Radiator, power points. Double doors to built in wardrobe with timber shelving and clothes hanging rail.

OUTSIDE

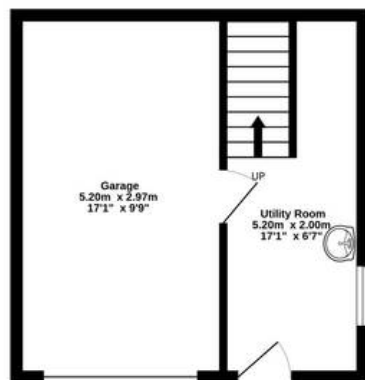
To the front there is DRIVEWAY PARKING ahead of the INTEGRAL GARAGE. The front garden is arranged to hard standing with some flower beds, a side pathway and steps give access to the rear of the property where the main area of garden is laid to lawn with a paved patio seating area and a generous area of hard standing directly from the back door.

GARAGE

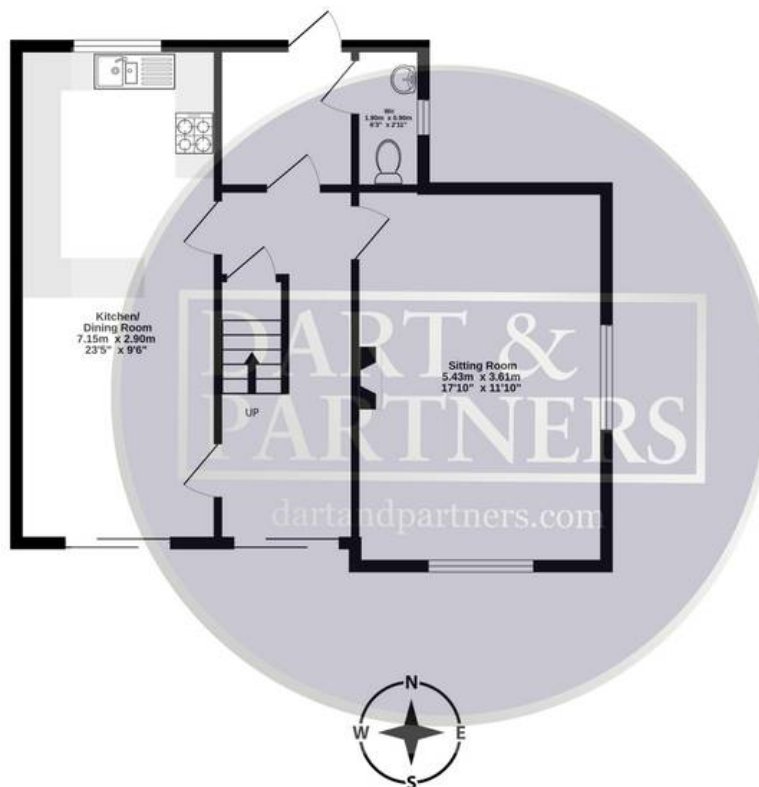
With metal up and over door, power and light. Wall mounted consumer unit, electric meter, gas meter.



Garage
25.9 sq.m. (278 sq.ft.) approx.



Ground Floor
56.1 sq.m. (604 sq.ft.) approx.



1st Floor
56.0 sq.m. (603 sq.ft.) approx.



TOTAL FLOOR AREA : 138.0 sq.m. (1485 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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