

Stockton Avenue, Dawlish, EX7 9LU



A contemporary detached coastal residence occupying an elevated position with far-reaching views across the town, surrounding countryside and out to sea. Extensively modernised and thoughtfully reconfigured by the current owners, the property offers bright and spacious accommodation arranged over two principal floors, with a superb open-plan kitchen/living/dining space opening directly onto a substantial sun terrace. The property further benefits from three bedrooms, including a principal suite with dressing room and en-suite bathroom, a family bathroom, utility room, detached garage, driveway parking off the private road and landscaped terraced gardens.

The elevated setting provides a striking outlook from the principal rooms, terrace and balcony, creating a property ideally suited for both everyday family living and entertaining. FREEHOLD, COUNCIL TAX BAND - E, EPC - C.

£575,000

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Entrance Hall

A welcoming entrance hall with contemporary finishes and staircase rising to the first floor. Doors lead to the principal reception accommodation and utility room.

Utility Room/Cloakroom

Fitted utility room incorporating, appliance space, wall mounted boiler and storage. Separate WC with wash hand basin.

Open Plan Kitchen / Dining / Sitting Room

An impressive open-plan living space forming the heart of the home. The kitchen is fitted with a comprehensive range of contemporary high-gloss wall and base units with extensive work surfaces, integrated double oven, induction hob with extractor hood over and integrated appliances. The dining area provides ample space for a family dining table, whilst the sitting area enjoys an excellent outlook through the large glazed Bi Fold doors opening directly onto the terrace. A particularly light and spacious room designed to maximise the property's elevated position and views.

Sun Terrace

A substantial decked terrace extending across the front elevation and providing an exceptional outdoor entertaining space. Glass balustrading ensures uninterrupted views across the surrounding area and towards the sea.

First floor landing

Spacious landing with access to all first floor rooms and door leading to the rear garden.

Bedroom 1

A generous double bedroom enjoying elevated views towards the coastline and sea, dedicated dressing area and access from the principal bedroom and leading to:

En Suite Shower Room

Fitted with a modern suite comprising shower enclosure, wash hand basin and WC, heated towel rail, tiled walls and obscure uPVC double glazed window to the side.

Bedroom 2

Double bedroom with glazed doors opening onto the balcony and enjoying elevated views. Fitted wardrobes to one wall.

Bedroom 3

A double bedroom to the rear of the property looking onto the rear garden. Currently used as a second sitting room.

Bedroom 4

A versatile room suitable for use as a home office, study, hobbies room or occasional bedroom.

Bathroom

Modern fitted bathroom comprising bath with shower over, wall hung wash hand basin, bidet, WC and heated towel rail.

Balcony

Accessible from the principal bedroom and Bedroom Two, providing an attractive elevated seating area with stunning views across the surrounding area and towards the sea.





Outside

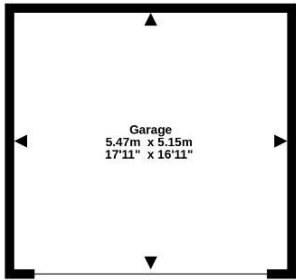
The property occupies a sloping plot with landscaped terraced gardens arranged over several levels. A variety of mature shrubs, ornamental planting and seating areas create an attractive outdoor environment. Steps rise through the gardens to additional planted areas.

Double Garage and Parking

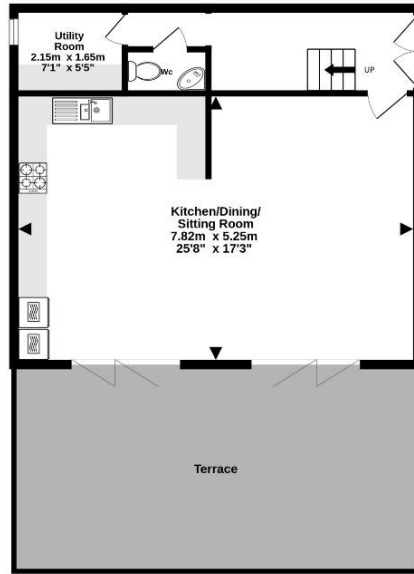
Detached garage with electric door, power, light and parking space to the side.



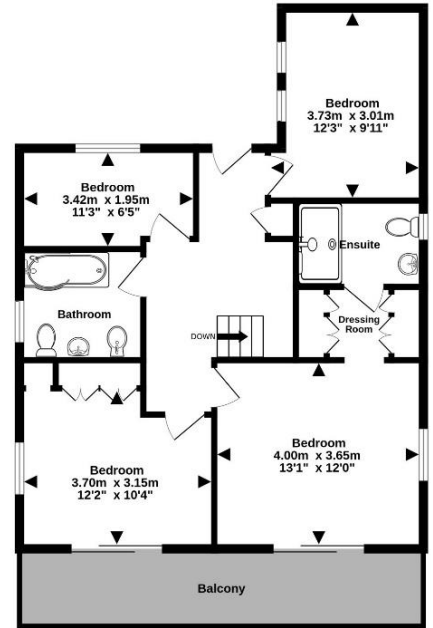
Garage
28.2 sq.m. (303 sq.ft.) approx.



Ground Floor
53.7 sq.m. (578 sq.ft.) approx.



1st Floor
68.0 sq.m. (732 sq.ft.) approx.



TOTAL FLOOR AREA : 149.9 sq.m. (1614 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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