



# 10 High House Close, Dawlish

Guide Price £525,000





## 10 High House Close

Dawlish

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- DETACHED PROPERTY SITUATED IN A POPULAR LOCATION WITHIN A SMALL CUL DE SAC
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- ENJOYING WONDERFUL SEA VIEWS
- RECEPTION HALL, GROUND FLOOR SHOWER ROOM
- KITCHEN BREAKFAST ROOM, DINING ROOM, SITTING ROOM AND BALCONY
- FOUR BEDROOMS (MASTER EN-SUITE), FAMILY BATHROOM
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- DRIVEWAY PARKING AND DOUBLE GARAGE



Offered to the market with NO ONWARD CHAIN is this wonderful four bedroom detached property situated in a popular location within a small cul de sac, enjoying sea views. The accommodation briefly comprises; reception hall, ground floor shower room, kitchen breakfast room, dining room, four bedrooms (master en-suite), family bathroom, uPVC double glazing, gas central heating, front and rear gardens, driveway parking and double garage. Obscure glazed uPVC front door with matching side window into...

#### SPACIOUS RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Two radiators, power points. Useful under stairs storage cupboard. Double doors open into...

#### DINING ROOM

With uPVC double glazed window to side enjoying sea views. Radiator, power points.

#### SHOWER ROOM

uPVC double glazed window to side, white suite comprising low level WC, pedestal wash hand basin, glazed shower enclosure with wall mounted electric shower. Radiator, extractor fan, tiled splash backs, shaver socket.

#### BEDROOM

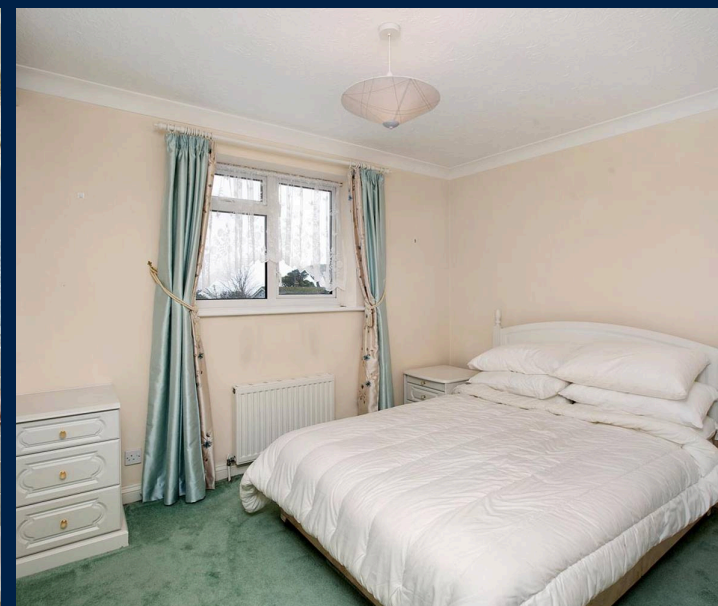
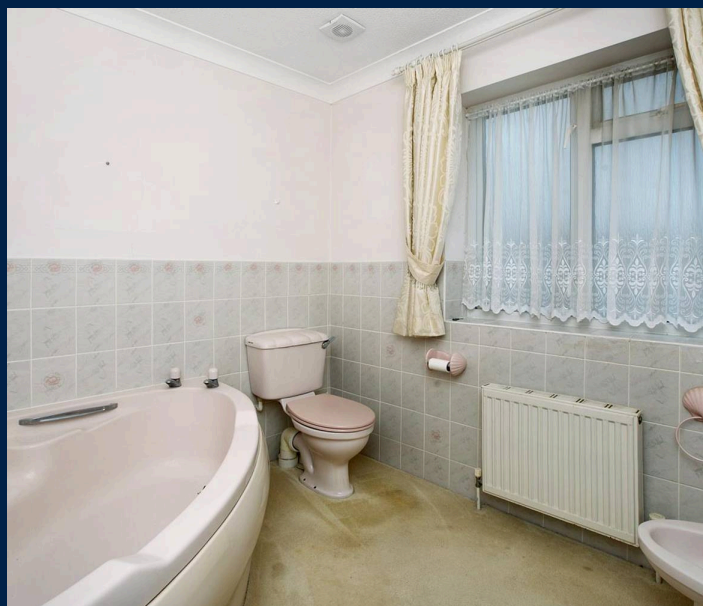
uPVC double glazed window to side enjoying sea views. Built in wardrobe with timber shelving and hanging rail. Further built in bedroom furniture including dressing table, chest of drawers and further wardrobe.

#### BEDROOM/OFFICE

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

#### KITCHEN BREAKFAST ROOM

Dual aspect with uPVC double glazed windows to side and





rear aspects enjoying sea views. Comprehensive matching range of wall and base units with roll top work surface over, inset one and a half bowl composite sink drainer, integrated eye level electric oven, four ring electric hob, tiled splash backs, integrated fridge and freezer, integrated dishwasher, power points, TV aerial connection point. DINING AREA with space for table and chairs. Two radiators, power points.

#### UTILITY ROOM

With matching range of base units to that of the kitchen, roll top work surface, inset stainless steel sink drainer, tiled splash backs, space and plumbing beneath for washing machine, radiator, power points. Inter-connecting door through to the GARAGE.

From the breakfast room area, doors open into the...

#### CONSERVATORY

With uPVC door opening out to the rear garden. Power points.

Stairs rising to the FIRST FLOOR, on the HALF LANDING is a uPVC double glazed window to side.

#### LANDING

Power point. Loft access hatch.

Double doors open through to the...

#### LARGE SITTING ROOM

Triple aspect with uPVC double glazed windows to side and front, aluminium double glazed sliding doors open onto a BALCONY. Two radiators, power points, TV aerial connection point, feature fireplace housing gas fire with stone mantle and hearth.

#### BEDROOM TWO

uPVC double glazed window to side enjoying wonderful sea views. Range of built in wardrobes, dressing table and bedroom furniture, radiator, power points.



#### FAMILY BATHROOM

With obscure uPVC double glazed window to side, coloured suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower attachment and glazed shower screen, tiled splash backs, radiator, shaver socket, extractor fan.

#### AIRING CUPBOARD

With factory lagged hot water cylinder, timber slatted shelving.

#### MASTER BEDROOM

uPVC double glazed window to side enjoying wonderful sea views. Comprehensive range of built in wardrobes, dressing tables and bedside tables etc, radiator, power points, TV aerial connection point. Door through to...

#### EN-SUITE BATHROOM

With obscure uPVC double glazed window to rear, coloured four piece suite comprising close coupled WC, pedestal wash hand basin, panelled corner bath and a bidet. Tiled splash backs, radiator, shaver socket, extractor fan.

#### OUTSIDE

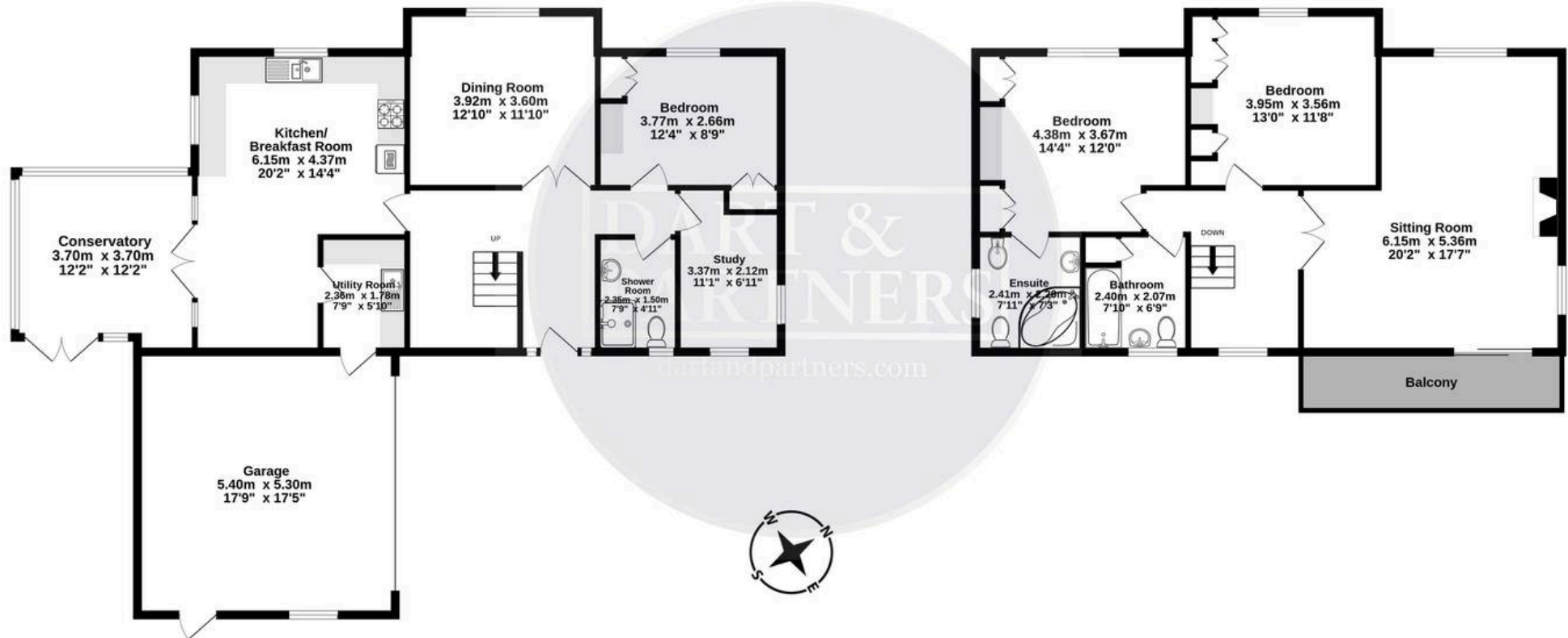
To the front the garden is predominantly laid to lawn bordered by some mature plants, shrubs and hedging. DRIVEWAY PARKING ahead of the DOUBLE GARAGE which has an electrically operated up and over door, power and light, wall mounted gas boiler, obscure uPVC double glazed window to rear, timber door giving access to the rear garden, wall mounted consumer unit, electric and gas meters, loft access hatch.

To the rear, the garden is fully enclosed by stone wall and timber fencing and is predominantly laid to lawn bordered by an array of mature plants and shrubs. There is a paved patio area, perfect for alfresco dining. Side access via a wrought iron gate.



**Ground Floor**  
118.8 sq.m. (1279 sq.ft.) approx.

**1st Floor**  
76.7 sq.m. (826 sq.ft.) approx.



**TOTAL FLOOR AREA : 195.5 sq.m. (2104 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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