

Barton Terrace, Dawlish, EX7 9QH



A spacious quality detached family home located near the centre of Dawlish. This wonderful property has four double bedrooms and a splendid kitchen/living area with Bifold doors that open out onto a large rear garden with southerly aspect.

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

Guide Price £650,000

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LOCATION

The town is nestled between the Exe Estuary and the steep cliffs of Dawlish Warren, creating a stunning natural landscape. Dawlish enjoys a mild climate, thanks to its proximity to the warm currents of the Gulf Stream, making it an attractive destination for visitors and residents alike.

Dawlish is renowned for its long, sandy beaches that stretch along the coastline. The Dawlish Town Beach is a popular spot for sunbathing, building sandcastles, and enjoying refreshing swims in the clear waters of the English Channel. The nearby Dawlish Warren Beach, with its sand dunes and nature reserve, provides a haven for wildlife and birdwatching enthusiasts.

One of Dawlish's distinctive features is the famous Dawlish Railway Line, which runs along the coast and offers breath-taking views of the sea. The line is known for its iconic red sandstone cliffs and the unique sight of trains passing right next to the water on the "sea wall." This scenic route is a favourite among railway enthusiasts and visitors to the area.

The town centre of Dawlish boasts a charming mix of traditional and modern architecture. You'll find a range of independent shops, cafes, and restaurants, where you can sample local delicacies and enjoy a leisurely stroll along the streets. The town is also home to some historic buildings, including the Dawlish Museum, which showcases the town's rich history and maritime heritage.

For nature lovers, Dawlish offers a variety of outdoor activities. The nearby Dawlish Warren Nature Reserve is a haven for wildlife, with its sand dunes, grasslands, and freshwater ponds. It provides opportunities for birdwatching, nature walks, and exploring the diverse ecosystems of the area.

Dawlish hosts various events and festivals throughout the year, including the Dawlish Carnival, a lively celebration featuring parades, live music, and entertainment for all ages. The town's close-knit community creates a welcoming and friendly atmosphere, making Dawlish an appealing place to live or visit.

Overall, Dawlish offers a unique combination of natural beauty, seaside charm, and a close-knit community. Whether you're looking to relax on the beach, explore the scenic surroundings, or immerse yourself in the town's rich history, Dawlish is a delightful destination on the Devon coast.

ACCOMMODATION

A paved, walled driveway lies to the front of this substantial property, providing off-road parking with an electric car charge point. The main entrance door, with decorative glazing, is to the side of the property, and opens into the entrance hallway.

A staircase leads to the first floor. To the first floor there are four double bedrooms. All are of generous size and are bright and airy. The master bedroom has attractive wood style floor coving and large fitted wardrobes to one wall. Two of the bedrooms have wash hand basins conveniently installed in the corner of the rooms. A modern recently updated, family bathroom with a double shower enclosure, bath, wash hand basin and WC is also accessed from the landing and benefits from underfloor heating.

Downstairs, the kitchen/breakfast room is well-equipped and spacious. There is wood flooring throughout and space for a large range style cooker, with stainless steel extract hood above, provides sufficient cooking space, for even the largest of families. Wood block worktops,





splash-backs and sills are both practical and decorative. A range of matching eye-level and base units provide plenty of storage space for the pots, pans and utensils. The kitchen also benefits from a good size pantry cupboard and lovely Bifold doors leading to the rear garden.

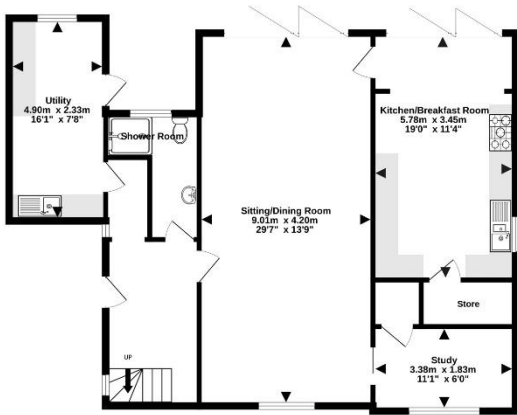
A utility room with a worktop and base units on three sides, provide additional storage and loads of room and plumbing for appliances below and adjacent to the worktops plus a door gives direct access to the patio and garden. The downstairs shower room has a power shower in a tiled cubicle, a wash hand basin and WC. The ample sized sitting. Dining room is drenched in natural light from the dual aspect and there is another set of wonderful Bifold doors leading to the garden. From this room is access to the study which has a window to the front and plenty of space to create an office alongside a storage cupboard.

OUTSIDE The garden is stunning. A large paved terrace behind slate glad walls, makes a wonderful venue for an alfresco dinner party or barbecue with family or friends. Steps lead up to an abundance of mature plants trees and shrubs providing colour and wildlife throughout the year, bordered by panel fencing, side and rear access. A real feature of the garden is the stunning garden

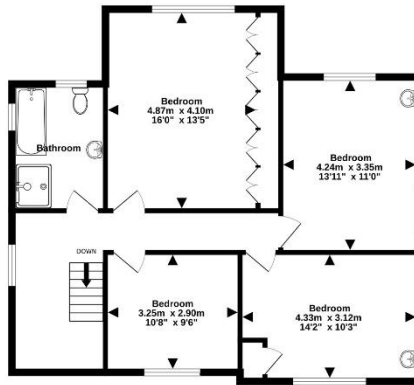
studio/office that has light and power and provides a fantastic versatile additional space depending on the buyer's needs. This lovely property needs to be seen first-hand to fully appreciate all it has to offer.



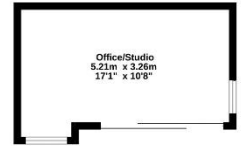
Ground Floor
96.8 sq.m. (1042 sq.ft.) approx.



1st Floor
77.8 sq.m. (837 sq.ft.) approx.



Office/Studio
15.6 sq.m. (168 sq.ft.) approx.



TOTAL FLOOR AREA : 190.2 sq.m. (2048 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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