

# Old Teignmouth Road, Dawlish, EX7 0NJ



A unique opportunity to purchase this detached home on one of Dawlish's most favoured roads. The property requires updating/remodelling throughout allowing the purchaser to create a one of a kind home that is situated within a 15 minute walk from the beach. Benefits include private parking, enclosed garden, detached covered pool house, four external storage sheds/workshops, greenhouse and no onward chain.

FREEHOLD, COUNCIL TAX BAND - D, EPC - G.

£450,000

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## SITUATION

Situated on Old Teignmouth Road on the southern edge of the South Devon seaside town of Dawlish, which is about mid-way between the beautiful estuaries of the River Exe and River Teign. The house is just under a mile from the centre of town. Dawlish became popular as a holiday resort during the last century and particularly Dawlish Warren, which is a sandy stretch of coastline extending north towards the River Exe estuary. The town possesses a full selection of shops, pubs and cafes as well as the railway station and the coastal railway line is renowned as being one of the most scenic in Britain. There are excellent opportunities for sailing from both the Rivers Exe and Teign estuaries and there are golf courses at Teignmouth and Dawlish Warren. Inland there are many beautiful walks on the nearby Haldon Hills or within Dartmoor National Park, renowned for its spectacular scenery. Within easy access to the south is Torbay and to the north the university and cathedral city of Exeter.

## FRONT DOOR TO

### SUN LOUNGE

UPVC double glazed windows, electric heaters and doors to principal rooms.

### SITTING ROOM

A lovely room with high ceiling, parquet style wood flooring, electric heating and access to:

### KITCHEN

Base and eye level units, roll top work surfaces, electric cooker point, window to the side and electric heated towel rail.

### BEDROOM 1

Window to the side and fitted bedroom furniture.

### SHOWER ROOM

Modern suite comprising shower enclosure, WC, wash hand basin with storage below and obscure window to the side.

### REAR LOBBY

Plumbing for a washing machine, base units, windows to the rear and door to the garden.

### BEDROOM 2

Shelving units and window into the conservatory.





### CONSERVATORY

A spacious room with windows and doors leading to the garden.

### OUTSIDE

The property is approached by a gate and door leading to a parking space behind a lovely stone wall that borders part of the boundary. The parking space and raised terrace have steps leading down to an area of patio with pond and access to two external workshops, a path leads to the front door and main area of the garden. The main garden has further paved seating areas, level lawn, an abundance of mature plants, trees and shrubs and access to the pool house, greenhouse and two sheds. The outside area is a real feature of the property and has to be viewed to be fully appreciated.

### POOL HOUSE

A brick built pool house with windows, containing a swimming pool with tiles surround and cover. Double doors leading to garden.

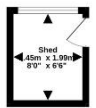
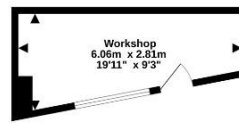
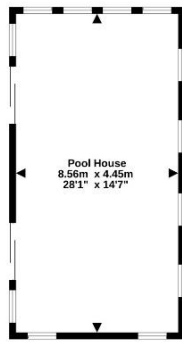
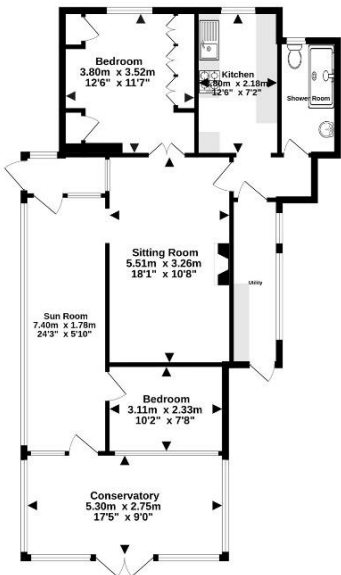


Ground Floor  
150.7 sq.m. (1622 sq.ft.) approx.

Pool House  
31.1 sq.m. (335 sq.ft.) approx.

Workshop  
11.4 sq.m. (123 sq.ft.) approx.

Shed  
4.5 sq.m. (48 sq.ft.) approx.



**TOTAL FLOOR AREA : 150.7 sq.m. (1622 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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