



- RECENTLY RENOVATED TERRACED PROPERTY
- SITUATED ON THE OUTSKIRTS OF DAWLISH ON A LARGE PLOT
- ENTRANCE PORCH, RECEPTION HALL
- LIVING ROOM DINER
- MODERN FITTED KITCHEN, UTILITY AREA
- GROUND FLOOR SHOWER ROOM, FAMILY BATHROOM
- THREE BEDROOMS, LOFT ROOM
- FRONT AND REAR GARDENS, DRIVEWAY PARKING

**Exeter Road, Dawlish, EX7 0PA**

**Guide Price £340,000**

A fantastic opportunity to purchase this recently renovated three bedroom mid terrace property situated on the outskirts of Dawlish, on a large sized plot. The property has been extensively modernised throughout and has accommodation briefly comprising; entrance porch, reception hall, living room diner, modern fitted kitchen, ground floor shower room, three bedrooms, family bathroom, loft room/occasional bedroom, front garden, driveway parking, large rear garden. An internal viewing comes highly recommended to appreciate the fantastic accommodation on offer.



## Property Description

Double glazed front door into...

### GENEROUS ENTRANCE PORCH

With double glazed windows to both sides, uPVC double glazed front door opening into...

### RECEPTION HALL

With door to principal room and stairs rising to first floor.

### LIVING ROOM

Dual aspect with uPVC double doors to front and rear. Attractive fireplace with slate hearth. Radiator, power points.

### KITCHEN

A comprehensive range of matching wall and base units with integrated electric oven, four ring electric hob with stainless steel extractor canopy above, inset composite sink drainer, timber effect roll top work surface, integrated dishwasher, tiled splash backs, power points, uPVC double glazed window to front, radiator, useful under stairs storage cupboard, bespoke timber cupboard housing brand new electric boiler, further storage cupboard beneath.

### UTILITY AREA

With space and plumbing for washing machine and tumble dryer. Power points, high level cupboard housing consumer unit and electric meter. A uPVC double glazed back door gives access to the rear garden. Door to...

### SHOWER ROOM

With obscure uPVC double glazed window to rear, modern white suite comprising close coupled WC, pedestal wash hand basin, glazed quadrant shower enclosure with tiled splash backs, wall mounted electric shower.

### FIRST FLOOR LANDING

With uPVC double glazed window to rear enjoying a pleasant outlook over the rolling countryside beyond.



#### BEDROOM ONE

uPVC double glazed window to front enjoying a lovely open outlook over the rolling countryside. Original fireplace, radiator, power points, built in storage cupboard.



#### FAMILY BATHROOM

With uPVC double glazed window to rear, modern white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with wall mounted electric shower, tiled splash backs.

#### BEDROOM THREE

uPVC double glazed window to rear enjoying a similar outlook to that of the landing. Radiator, power points.

#### BEDROOM TWO

uPVC double glazed window to front enjoying a similar outlook to that of bedroom one. Original fireplace, radiator, power points.

Door and stairs give access to...

#### LOFT ROOM

A fantastic loft room with two large skylight windows to rear enjoying a fantastic outlook. Useful under eaves storage areas. A fantastic space for a home office, games room, occasional bedroom etc. Power points, LED spotlights.



#### OUTSIDE

To the front there is DRIVEWAY PARKING for two vehicles. A central pathway gives access to the front door. The front garden is predominantly laid to lawn. New composite decked seating area. To the rear, the garden is of a very generous size, is fully enclosed with timber fencing and is a blank canvas awaiting the new owner to create their perfect garden space.

MATERIAL INFORMATION - Subject to legal verification

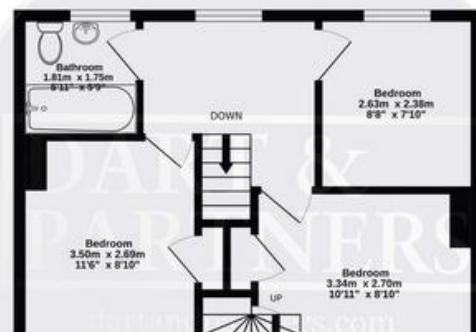
Freehold

Council Tax Band B

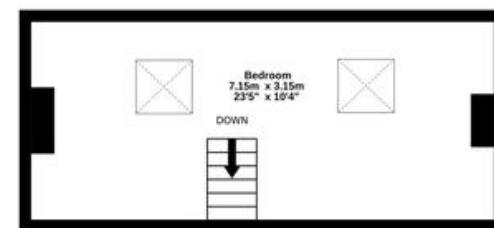
Ground Floor  
39.2 sq.m. (422 sq.ft.) approx.



1st Floor  
36.1 sq.m. (389 sq.ft.) approx.



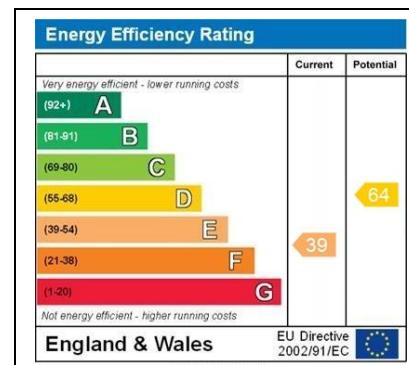
2nd Floor  
21.9 sq.m. (236 sq.ft.) approx.



**TOTAL FLOOR AREA : 97.2 sq.m. (1047 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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9 Queen Street, Dawlish, Devon,  
EX7 9HB

[www.dartandpartners.com](http://www.dartandpartners.com)  
01626 862057  
[property@dartandpartners.com](mailto:property@dartandpartners.com)

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