



A stunning three-bedroom detached house that is a unique build on the street. Originally built for the builder who constructed the properties on Southdowns Road, it really is one of a kind. The property comprises a large lounge, spacious kitchen/diner, extended family room, three double bedrooms (main with en-suite), family bathroom and WC. Externally the property has two driveways, garage and a large garden.

16 Southdowns Road | Dawlish | EX7 0LB



thoroughly good property agents



PROPERTY TYPE
Detached House
Freehold



SIZE
1734 Sq ft



LOCATION
Town



AGE
1950s, 1960s and 1970s



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Garage & two Driveways



OUTSIDE SPACE
South Facing Garden



EPC RATING
67 D



COUNCIL TAX BAND
F



in a nutshell...

- Unique Build
- Two Driveways and Garage
- Well Presented Throughout
- Three Double Bedrooms
- Large Rear Garden
- Close to Local Amenities
- Sought After Location
- Large Living Space
- Extended Family Room
- Spacious Family Home





the details...

A rare opportunity to purchase a fabulous, substantial detached family home, with three double bedrooms, en-suite, garage, ample parking, an enclosed rear garden, and a sea view, in the popular seaside town of Dawlish.

Inside, it is beautifully presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double-glazing.

The accommodation comprises, on the ground floor, a porch, an entrance hallway with a staircase rising to the first floor, two cupboards beneath and a convenient ground-floor cloakroom with a WC and basin. The spacious living room is filled with light from a south-facing bay window and patio doors to a terrace, and with a fireplace fitted with a living-flame gas fire that makes a wonderful feature and focal point for the room. The fabulous kitchen/dining room has plenty of worktop and hardwood-fronted cupboard space, room for a range cooker with a wide filter hood above, an integrated dishwasher, fridge and freezer, and plenty of space for a dining table and seating, perfect for any occasion, beside patio doors that extend the inside space outside, flowing into a superb family room extension that has dual-aspect windows, a feature fireplace and another set of patio doors to the garden, creating a fantastic social space, a real hub of the home. Completing the ground floor is a separate utility room with a back door to the garden, worktop and storage and plumbing for white goods, and a small study area.

Upstairs, the main bedroom is an excellent double room flooded with light from dual-aspect windows with a sea view, twin fitted wardrobes, and an en-suite shower room. There are two further light and airy bedrooms, both doubles, plus a family bathroom containing a bath, with a shower over, a pedestal basin, a bidet, and a WC, all in white, and a chrome heated towel rail.

There is excellent potential to extend into the loft to create an additional bedroom suite, subject to the necessary approval.

Outside, the rear garden is a generous size and is beautifully maintained. It is private and fully enclosed making it safe for both children and pets.

Great for entertaining; there a choice of terraces and a paved patio, perfect for alfresco dining, a barbecue or sharing drinks with friends and family plus a healthy level lawn, great for children to play. A timber shed provides storage for a lawn mower and garden furniture and a door leads into the side of the single garage, which has power and an up and over door to the driveway where there is parking in front. A second driveway situated beside the front lawn provides additional parking for at least three cars with more on road if required.

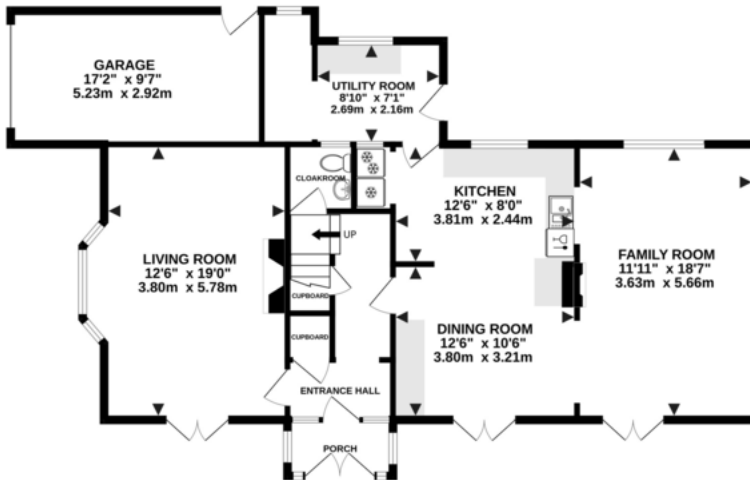
A viewing is essential to witness first hand all that this stunning property has to offer.

Tenure - Freehold
Council Tax Band - F

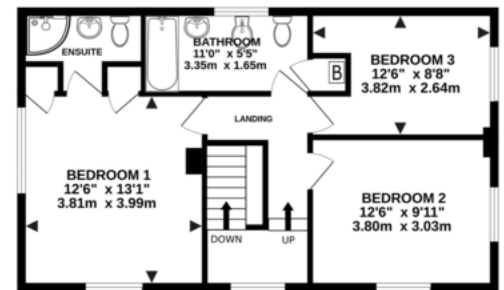


the floorplan...

GROUND FLOOR
1125 sq.ft. (104.5 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1734 sq.ft. (161.1 sq.m.) approx.

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the location...

Dawlish has a great deal to offer with its stunning sandy beaches, local shops, public houses, highly regarded primary and secondary schools ideal for a growing family and a railway station to the town Centre of Newton Abbot, Teignmouth and Exeter City Centre where you can find a host of different amenities. This seaside town is also only a short walk away from Dawlish Warren where you can find a host of different activities.

Shopping

Late night pint of milk: Central Convenience Store 0.7 miles
Dawlish town Centre: 1.1 miles
Supermarket: Sainsburys 2.6 miles

Relaxing

Beach: Dawlish Town Beach 1.4 miles
Dawlish Play Park: 1.1 miles
Warren Golf Club: 2.8 miles

Travel

Bus stop: 170 yards
Train station: Dawlish 1 mile
Main travel link: A380 5.9 miles
Airport: Exeter 15.6 miles

Schools

Gatehouse Primary Academy: 1.7 miles
West Cliff Primary Academy: 0.9 miles
Orchard Manor School: 0.5 miles
Dawlish Community College: 1.3 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX7 0LB**





Need a more complete picture? Get in touch with your local branch...

Tel [01626 870 870](tel:01626870870)
Email teignmouth@completeproperty.co.uk
Web completeproperty.co.uk

Complete
13 Wellington Street
Teignmouth
Devon
TQ14 8HW

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