



# 11 Marine Parade

Dawlish, Devon EX7 9DL



**£499,950**

Viewing Arrangements: By Appointment on ☎ 01626 245051  
Text or WhatsApp 07486 653605

Underhill Estate Agents are delighted to bring to market this fantastic Georgian Town House with amazing sea and coastal views. Located on level ground in the centre of Dawlish, positioned perfectly for all the local amenities including shops, cafes, restaurants as well as the train station and the beach. With no onward chain, this impressive property has been lovingly restored and updated by the current owners and is presented to a very high standard. This versatile property offers accommodation spread over three levels and in brief comprises; an entrance porch, spacious reception hall, large living room, kitchen, utility room, breakfast room, doggy shower room, five double bedrooms, family bathroom, en-suite to master, dressing room to master, balcony, fantastic sea and coastal views. The property further benefits from a driveway with off road parking and courtyard garden, gas central heating and UPVC double glazing.

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.



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### **Entrance Hall**

Composite front door, coat hanging rail and original glazed multi-paned door leading to:

### **Reception Hall**

An impressive and welcoming hallway with mosaic tiled floor, two anthracite column radiators, under stairs storage cupboard, character exposed brick recesses. Stairs rising to first floor accommodation. Door leading to:

### **Bedroom One/Reception Room** 17' 2" (5.23m) x 13' 4" (4.06m):

A bright and spacious room with UPVC double glazed bay window to front, original marble feature fireplace, radiator, power points, attractive cornicing to ceiling, picture rail and wood effect laminate flooring.

### **Bedroom Two** 15' (4.57m) x 10' (3.05m):

A spacious bedroom with UPVC double glazed window to rear overlooking the courtyard garden, power points, telephone connection point, radiator.

### **Kitchen** 13' (3.96m) x 10' 11" (3.33m):

A modern fitted kitchen with a range of high gloss wall and base units with wood effect roll top work surfaces, inset ceramic sink drainer, four ring electric hob, integrated fridge and freezer, pull out larder unit, tiled splash backs, power points, With UPVC double glazed window to side aspect, ceiling spotlights, laminate tiled flooring. Multi-paned glazed door through to:

### **Breakfast Room** 12' 1" (3.68m) x 7' 6" (2.29m):

With UPVC obscure glazed door giving access to rear garden, walk-in pantry, radiator, power points and wood effect vinyl flooring.

### **Utility Room** 12' 1" (3.68m) x 9' 1" (2.77m):

With UPVC double glazed window to side aspect, space and plumbing for washing machine and tumble dryer, beech block work surface with Belfast sink, wall mounted gas boiler, pressurised hot water cylinder, radiator, wood effect vinyl flooring.

### **Shower Room**

A very useful doggy/pet shower with glazed door and tiled splash backs, obscured UPVC double glazed window to side, radiator and tiled flooring.

### **First Floor Landing**







First Floor Living room



First Floor Living room

UPVC double glazed window to front leading to wrought iron balcony, enjoying wonderful sea and coastal views.

### Living Room/Dining Room

32' 2" (9.80m) x 17' 5" (5.31m):

A very spacious reception room with UPVC double glazed bay window to front enjoying stunning sea and coastal views, UPVC double glazed window to rear overlooking the courtyard garden, glass bricks to side aspect and carpeted and tiled flooring.

### Landing

Under stairs storage cupboard, small storage cupboard, large storage cupboard, power points, column radiator, two UPVC double glazed windows to side aspect, carpeted flooring. Obscured glass door into:

### Family Bathroom

A wonderful family bathroom finished to a very high standard with a white bathroom suite comprising; traditional style low level WC, traditional style pedestal wash hand basin, free-standing claw foot slipper bath, glass shower screen and mains fed shower, two chrome ladder heated towel rails, vanity mirror and light, extractor fan, UPVC obscure glazed window to side aspect, tiled walls and flooring

### Bedroom Three 14' 2" (4.32m) x 12' 2" (3.71m):

Spacious double bedroom with dual aspect UPVC double glazed windows to either sides, radiator, power points, built in wardrobe with hanging rail and carpeted flooring.

### Second Floor Landing

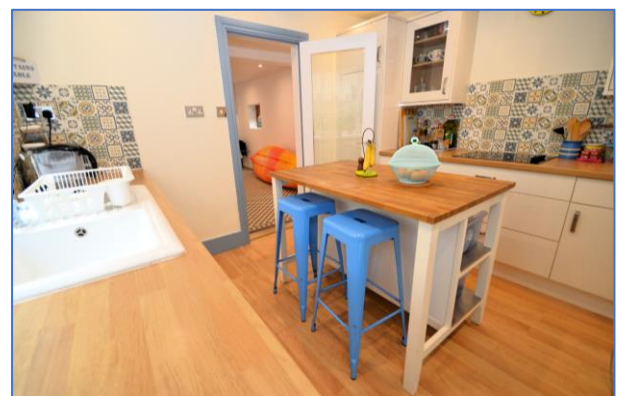
With power points and loft access hatch. Door to:

### Bedroom Five 10' 11" (3.33m) x 9' 9" (2.97m):

Double bedroom with UPVC double glazed window to side aspect, radiator, power points and wood effect laminate flooring.

### Master Bedroom 17' 2" (5.23m) x 10' 11" (3.33m):

An impressive master suite approached through a spacious dressing room with UPVC double glazed window to front enjoying stunning sea and coastal views, radiator and carpeted flooring. Archway through to a spacious master bedroom with UPVC double glazed bay window to front enjoying similar views to that of the dressing room, modern column radiator, power points and picture rail. Sliding door to:



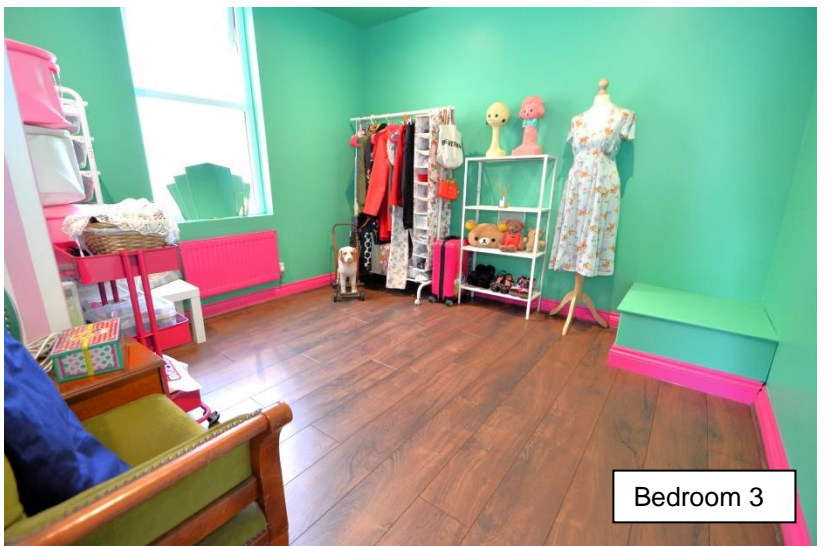




**Ensuite 10' 8" (3.25m) x 7' 4" (2.24m):**  
Another splendid bathroom with traditional style white suite comprising of a high level style WC, wall mounted wash hand basin, large walk-in shower with glazed enclosure, mains fed shower including rainwater head, chrome ladder heated towel rails and radiator, vanity mirror and light, extractor fan, obscure UPVC double glazed window to rear, tiled walls and tiled flooring.



Family Bathroom



Bedroom 3



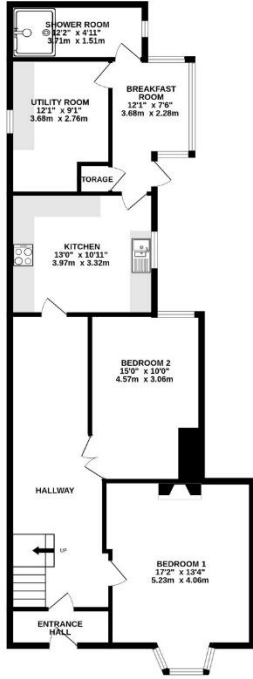
Bedroom 2

### Outside

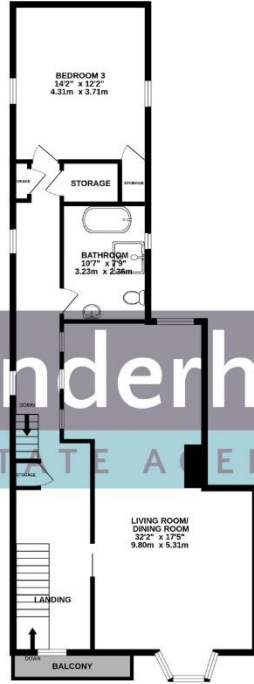
To the front there is driveway for multiple vehicles and to the rear there is an enclosed courtyard style garden with raised flower bed and space for garden storage



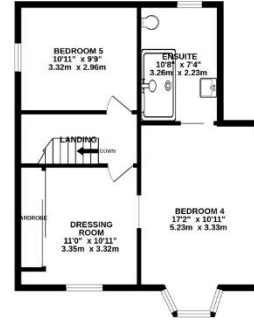
GROUND FLOOR  
966 sq.ft. (89.8 sq.m.) approx.



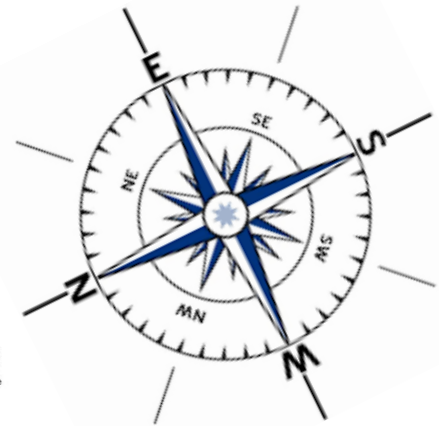
1ST FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



2ND FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



**Underhill**  
ESTATE AGENTS



TOTAL FLOOR AREA : 2428 sq.ft. (225.5 sq.m.) 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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Dog Shower



Tiled Hallway



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