



A spacious FIVE-bedroom detached family home. Located in the desirable seaside town of Dawlish and situated close to local amenities. There is off road parking and a garage and the property is incredibly well presented throughout.

19a Badlake Hill | Dawlish | EX7 9AY



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

3239 SQ FT



LOCATION

Dawlish



AGE

1950s, 1960s and 1970s



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Large Garden, South Facing Garden



EPC RATING

67 D



COUNCIL TAX BAND

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in a nutshell...

- Garage
- Off Road Parking
- Desirable Location
- Close to Amenities
- Well Presented Throughout
- Large South Facing Garden
- Views Across Dawlish
- Basement
- Perfect Family Home
- FIVE Double Bedrooms





the details...

THE LOCATION

Dawlish is a beautiful seaside town in South Devon. Benefiting from lovely beaches and its close proximity to Exeter. Dawlish has a wide variety of shops, cafes, pubs and two supermarkets.

The property itself is located on Badlake Hill which is on the outskirts of Dawlish. Although on the outskirts, it is only a ten minute walk to the town center. There is a pub also close by as well as access to public transport links. The property is a third of the way up Badlake Hill on the left hand side and has a lovely frontage. There is a driveway for several cars, access to the garage, a small front garden made up of flower beds and stairs to the front door.

STEP INSIDE

As you step through the front door of the property there is a small porch way which offers the space for shoes and coats. Through a further door takes you into the entrance hall which is a lovely area to meet and greet your guests. We then come to the first reception room on the ground floor. Spacious and light, it could be used as a snug, office or second lounge. It has an open plan design which leads into the downstairs hallway. The hallway has access to the first floor, access to storage cupboards and doors to further rooms. The flooring throughout the ground floor, the stairs itself and the upstairs landing are oak floors.

The first room located next to the stairs is the downstairs loo. This has a low level WC and a wash hand basin. There is also a storage cupboard next to the loo. Next up is the kitchen. A spacious and beautifully presented room. It benefits from both floor and wall mounted units with generous oak work surface space over and has a breakfast bar located toward the middle of the room. There is an integral fridge, integral oven and hob and an integral wash hand basin with drainer to side. There is a large window letting in plenty of light and a door at each end leading to further rooms. To the bottom end of the kitchen is a door through to a large utility room. This again has floor and wall mounted units with work surface over. There is another wash hand basin with drainer to side, plenty of storage space and a door through to the laundry room. The laundry room is a good sized room with storage space, power and plumbing for utilities. There is a door to the front of the house and another to the rear providing good access to the garden.

As we head back through the kitchen to the door at the top end, we enter the dining room. With dual aspect windows with one to the side of the property and one to the rear, it is a light and airy space and perfect for hosting and those special family meals. There are two doors, one providing access to the kitchen and the other through to the lounge. The lounge is a very generous size. It has a window to the side of the property providing a nice outlook over the garden. There is a feature fireplace to the middle of the room with an oak beam above and oak shelves either side. The lounge has ample space for furniture and leads through to the sun room. A brick built extension with double patio doors to the rear garden and plenty of room for table and chairs or a sofa. With windows surrounding the room, it receives plenty of light and when the sun shines, it is the perfect place to relax. There is a door leading from the lounge back in to the entrance hall.

THE UPSTAIRS

As you approach the top of the stairs you are greeted by a large landing space. There is room for storage or perhaps extra furniture. There are five double bedrooms on the first floor with two en suites and one family bathroom.

The first bedroom we come to is a large double room. It has a large built-in wardrobe and several windows providing a view over Dawlish and down to the sea. This bedroom benefits from having an en suite which has been modernised. It has a large walk-in shower cubicle, a marble wash hand basin and WC. Back into the hallway and we head down a small hallway where we come to the family bathroom. There is a separate WC to the right hand side and on the left is the family bathroom. The bathroom has a bath tub with shower over, wash hand basin with storage under, wall mounted heated towel rail and obscure window to the side. The second bedroom we come to is the smallest of the five. It is a small double which still offers plenty of space for bedroom furniture. As we approach the back of the property we come to two large bedrooms side by side. To the right is a spacious double with dual aspect windows providing plenty of light and an integral wardrobe to the left hand side of the room. There is more than enough room for a double, queen or king size bed as well as further bedroom furniture. The door on the left hand side of the two rooms leads to the main bedroom. This is a large room benefiting from integral wardrobe space, dual aspect windows (one with a view across Dawlish) and a large en suite. The en suite has a large walk in shower cubicle, wash hand basin with storage under, wall mounted heated towel rail and storage cupboard. There is tiled walls and flooring throughout. The final room on our upstairs tour is again a very spacious double bedroom. Benefiting again from dual aspect windows both providing a lovely outlook across Dawlish. There is ample space for a desk, storage shelves and further bedroom furniture.

OUTSIDE

Stepping outside the door of the sun room brings us to the rear garden. There is a small patio space immediately outside the door which provides a nice area for table and chairs. In front of you lies a very impressive, large and well tended turfed garden. It has an area that is currently used for vegetable patches and a summer house towards the top of the garden. Stepping right out of the sun room takes us around the back of the property which has a courtyard area and access through to the laundry room.

The property benefits from a very large amount of under house storage. There are two main sections that can be used plus an extra space with a lower ceiling. It is perfect for bikes, water sport equipment, camping gear and anything else you do not have room for in the house! To the front of the property is a driveway for several cars and a garage. The garage has a workshop down one side but would be big enough to fit a car into.

the floorplan...



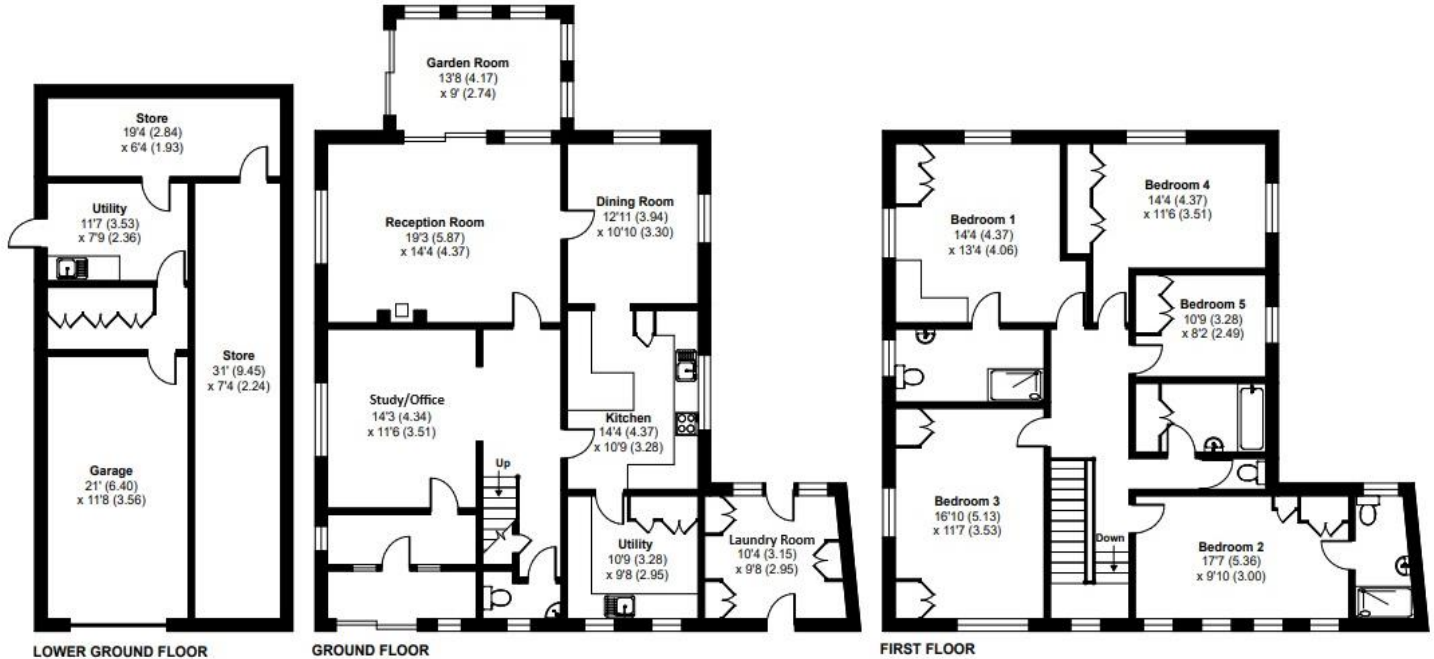
Badlake Hill, Dawlish, EX7

Approximate Area = 3239 sq ft / 300.9 sq m

Garage = 245 sq ft / 22.7 sq m

Total = 3484 sq ft / 323.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1100042



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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. It also benefits from easy access to the A380 making it convenient for commuters to Exeter Airport and Exeter City Centre.

Shopping

Town centre: 1.1 miles

Supermarket: 2.3 miles

Relaxing

Dawlish Beach: 1.3 miles

Dawlish Warren Golf Club: 2.6 miles

Travel

Local Bus Stop: 0.2 miles

Train Station: 0.9 miles

Exeter Airport: 16.7 miles

Schools

Primary School: 0.5 miles

Secondary School: 1.1 miles

Please check Google maps for exact distances and travel times. **Property postcode: EX7 9AY**





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