



- A TRADITIONALLY STYLED SEMI DETACHED EDWARDIAN RESIDENCE
- WELL POSITIONED WITHIN AROUND A QUARTER OF A MILE OF THE TOWN CENTRE,
- LOCAL PARK AND PROMENADE
- GOOD SEA VIEWS!
- SITTING ROOM, DINING ROOM AND BREAKFAST ROOM
- TWO STUDIES, KITCHEN WITH PANTRY AND GROUND FLOOR SHOWER ROOM
- SIX BEDROOMS, BATHROOM WITH SEPARATE WC AND FIRST FLOOR UTILITY
- MATURE GARDENS WITH SUMMER HOUSE AND POTTING SHED
- NO ONWARD CHAIN!

Dawlish Road, Teignmouth, TQ14 8TE

£525,000

A beautiful and traditionally styled Edwardian residence set within around a quarter of a mile of the town centre and beach. Family-sized accommodation arranged over three levels with sitting room, dining room and breakfast room. Kitchen with pantry, ground floor shower room, two studies, six bedrooms, bathroom and separate WC. Good sea views. Attractive enclosed garden with summer house.



Property Description

LOCATION

35 Dawlish Road is set in an enviable elevated position not much more than a quarter of a mile from the town centre, the promenade and railway station and with close access to Mules Park and The Lido outdoor swimming pool. Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

DESCRIPTION

35 Dawlish Road is an imposing and attractive semi detached Edwardian residence offering spacious family sized accommodation arranged over three levels. There are many features throughout to include cornices, exposed floorboards, bay windows and fireplaces and the windows and outside spaces at the front of the property enjoy good sea views. The entrance vestibule has a mosaic tiled floor and opens to a welcoming reception hall with feature staircase having carved balustrade and there are panel doors to the principal rooms. The sitting room is a lovely space with a bay window having good sea views and there is a feature fireplace with a log burning stove. There is a





separate dining room also with a feature fireplace which opens to the back garden, a ground floor study, a breakfast room and a kitchen with a pantry and ground floor shower room leading off. At first floor level there are four bedrooms, a study, a bathroom with separate WC and a utility/kitchenette which opens to steps to the outside at the rear. At second floor level there are two further good sized bedrooms and access to useful attic storage space. Outside there is a terraced front garden, providing a good spot to enjoy the sea views and, to the rear there is an enclosed garden which is mature and largely laid for ease of maintenance, with various well stocked areas of bedding, a raised deck, a summer house and potting shed.



A path leads to the side entrance where steps rise to an opaque glazed entrance door with window above opening to the...

ENTRANCE VESTIBULE

With feature mosaic floor tiles, a dado rail, coat hooks, a high level meter cupboard and a cornice to ceiling. A panel and leaded light glazed inner door opens to the....

ENTRANCE HALL

With exposed floorboards, cornice to the ceiling, a feature period style entrance bell and a radiator. Panel doors to the principal rooms. The entrance hall free flows to the....



INNER HALLWAY

With a wide staircase with carved newel post and a feature balustrade with under stairs cupboard rising to the first floor. A panel door opens to a further large under stairs store cupboard with shelving and also housing the gas meter. Radiator.

SITTING ROOM

A particularly lovely room with a high ceiling with a feature cornice, a picture rail, exposed floorboards and a front facing uPVC double glazed sliding sash bay window

having good views over the surrounding area towards the grounds of the nearby Cliffden Hotel and also having views across parts of the town, St Michaels Church and out to sea. Feature fireplace with an ornate carved surround with feature display shelves and mantle over, a raised tiled hearth, a cast iron inset with tiling and an inset log burning stove. Double radiator.

STUDY

Also with exposed floorboards and a front facing uPVC double glazed window having some good views over the surrounding area towards the sea.

DINING ROOM

Another lovely room and a good entertaining space with exposed floorboards, a high ceiling with cornice, a picture rail and two uPVC double glazed doors open to the outside at the rear of the property as well as overlooking the mature gardens. There is a feature fireplace with an ornate carved surround, a mantle over and a tiled hearth. Radiator.

BREAKFAST ROOM

With a side facing uPVC double glazed window overlooking the garden, a radiator and a fireplace with a raised tiled hearth, brickwork surround and tiled mantle over. Built in cupboards, coat hooks, exposed floorboards and radiator.

KITCHEN

Having pine panelling and a strip light to the ceiling along with a side facing uPVC double glazed window overlooking the garden. A uPVC double glazed door opens to the garden. There are a range of cupboards and drawers, areas of timber effect, roll-edge work surface with tiled surrounds, space for a range style electric stove, space and plumbing for washing machine and a single drainer stainless steel sink unit. The kitchen space opens to a large WALK-IN PANTRY with a side facing uPVC double glazed window, an area of rolled edge surface with cupboard beneath and the wall mounted boiler supplying

central heating. Also from the kitchen, a part opaque glazed door opens to the....

GROUND FLOOR SHOWER ROOM

With a rear facing uPVC opaque double glazed window, an extractor fan and a walk-in tiled shower area with wall mounted shower. WC and a corner mounted wash hand basin with tiled surround. Two radiators and a medicine cabinet.

LANDINGS

With stripped floorboards and stairs rising to the principal landing which also has stripped floorboards and a balustrade with feature newel posts around the stairwell. Coat hooks, wall light and turning stairs rise to the second floor.

BEDROOM ONE

A lovely light and spacious room with a picture rail, exposed floorboards and a uPVC double glazed bay window having tremendous views over the surrounding area towards the grounds of the nearby Cliffden Hotel and also taking in parts of the town, St Michael's church tower and out to sea. Pedestal wash hand basin with tiled surround and light over. Radiator.

BEDROOM TWO

With picture rail, exposed floorboards and a part glazed and panel door opens to a fantastic under cover BALCONY with feature period style timber-work and an ornate cast iron balustrade. The balcony is another good spot to contemplate the sea views and surroundings.

FIRST FLOOR STUDY

With a side facing opaque glazed sash window, radiator, exposed floorboards and a fitted laminated desk unit with cupboards and open shelves above.

BEDROOM THREE

A spacious room with two rear facing uPVC double glazed windows having some good views across parts of the town

towards countryside in the distance. Exposed floorboards, picture rail and ceiling rose. Radiator.

BEDROOM FOUR

With a side facing uPVC double glazed window, exposed floorboards and radiator. A part glazed door opens to....

UTILITY SPACE

With rear and side facing uPVC double glazed windows with the side window having some good views over the surrounding area towards the sea and a local coastal landmark known as the Ness. A uPVC double glazed door opens to a cast iron staircase which descends to the back garden. There are a range of floor mounted units with timber effect, roll-edge work surface, tiled surrounds and a composite one and a quarter bowl single drainer stainless steel sink unit with mixer tap. Cupboards, open shelves and space for a fridge.

BATHROOM

With a side facing uPVC opaque double glazed window and a two piece suite comprising a shell-style panel bath with a full height tiled surround and electric shower over and an area of surface with an inset oval wash hand basin and having a shaver light and medicine cabinet above as well as a shelf beneath. Ladder-style radiator/towel rail, pine panelling to ceiling and a cork tiled floor.

SEPARATE WC

With a side facing uPVC opaque double glazed window and a WC with tiled surround. Pine panelling to ceiling, corner mounted open shelves and timber effect flooring.

SECOND FLOOR LANDING

With skylight having views towards the Ness and out to sea, timber effect flooring, steps and panel doors to....

BEDROOM FIVE

With a beamed ceiling, a skylight, a low level cupboard and a side facing skylight taking in some good views towards the Ness, Shaldon and across Labrador Bay. A

panel door opens to a large ATTIC SPACE providing good storage.

BEDROOM SIX

With a recess having open shelves, a rear facing uPVC double glazed window having some good westerly views across parts of the town. Radiator, exposed floorboards, storage recess and spotlights to ceiling.

OUTSIDE

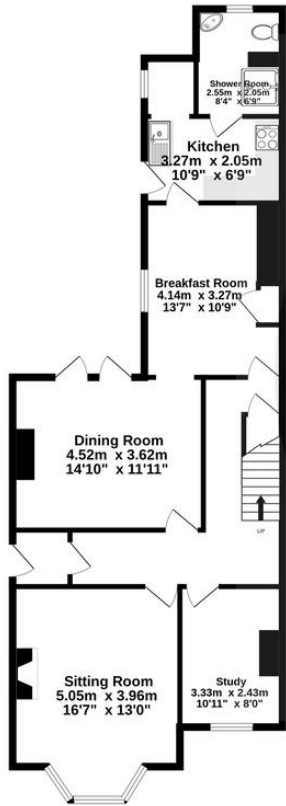
To the front of the property, a feature cast iron gate with pillars to either side opens to external steps that rise to the entrance area and the terraced front garden, which is laid to a large paved terrace immediately in front of the property providing a good position to enjoy the sea views. Set below this there are tiers of ornamental garden laid to bark chippings and stone chippings. Additionally there is outside lighting. The rear garden is mature and well laid out with a westerly orientation. Immediately behind the house the garden is laid to shaped areas of hardstanding with adjoining areas of bedding. There is an outside water tap and an area of stone chippings with borders, well stocked with shrubs, flowering plants, mature palms and a magnolia etc. The garden is primarily enclosed by fencing and hedging and to the rear of the garden, glazed double doors open to a good sized Summerhouse with a sloping ceiling, timber flooring with the Summerhouse being set out in two parts having a workshop area with window, shelving, cupboards and power points. Additionally there is a large potting shed and a timber log store as well as a bin store set beneath the aforementioned cast iron staircase.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band F



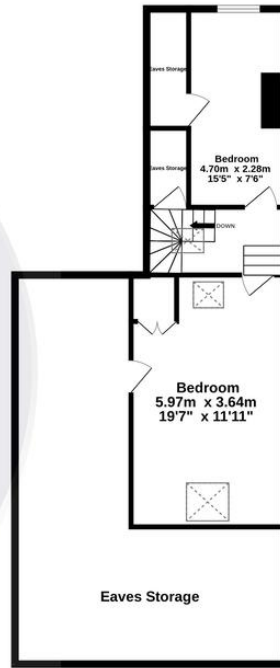
Ground Floor
82.4 sq.m. (887 sq.ft.) approx.



1st Floor
82.1 sq.m. (883 sq.ft.) approx.



2nd Floor
79.0 sq.m. (851 sq.ft.) approx.



TOTAL FLOOR AREA : 243.4 sq.m. (2620 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	36	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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