



5 East Cliff Close Dawlish, EX7 0ED



£495,000

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

Nestled in a peaceful part of town tucked away at the end of a quiet cul-de-sac, this charming three-bedroom dormer bungalow offers a perfect blend of privacy and convenience, whilst providing the option for versatile living. With a spacious, well-maintained garden, that can be viewed from a large sunroom, it promises a tranquil outdoor escape, ideal for relaxing, entertaining, or simply enjoying nature. A large driveway and attached garage provide ample space for parking for several vehicles, including a camper van. The home is perfect for families or those who appreciate a bit of extra room for guests. Large windows throughout the property flood the home with natural light throughout the day, and from the upstairs you get a view towards Exmouth and the sea. The easterly views also provide you with the most amazing sunrise views.



Inside, the bungalow impresses with its generous, open living areas, thoughtfully designed to offer comfort and flexibility as well as a range of excellent storage spaces. The layout flows seamlessly, creating an inviting atmosphere for everyday living and entertaining alike. Located just a ten-minute walk from the heart of town and the train station, and just 5 minutes from the beach, this home combines the charm of a serene neighbourhood with easy access to shops, cafes, and amenities, making it a rare find for those seeking the best of both worlds.

Ground Floor:

Entrance Hall:

You first enter the property via sliding door that leads you to the porch. Beyond the main front door, the entrance hall provides access to a majority of the downstairs rooms as well as providing access to the upstairs areas.

Kitchen:

The kitchen features a mounted, electric double oven as well as a 4-hob gas stove and built-in fridge. There are a variety of wall and floor units and a 1 and ¼ sink and drainer. A large window floods the area with natural light with an outlook to the front garden.

Living Area:

The main living area is a large and open space. It provides access to the dining room via an archway, as well as the sunroom through a set of double glass doors. This means that the room benefits from a large amount of natural light. There is also a gas, coal-effect fireplace.

Dining Room:

The dining room is another large area that also has access to the sunroom. There is a large bookshelf along one wall with 2 small windows viewing to the side of the property, and a floor to ceiling window providing views of the garden.

Sunroom:

The sunroom is a fantastic space. It features 2 big windows that easily allow views to the garden, and a door that allows access to the garden. There is a small dining table and 2 armchairs in the room currently.

Bedroom 1:

The downstairs bedroom features a large triple built-in wardrobe, as well as 2 built-in single wardrobes and bedside tables. There is a window that views to the side of the property, and a larger window that views to the sunroom and garden beyond. There is more than adequate space for a double bed as well as other storage solutions.





Bathroom:

The downstairs bathroom has a W/C, sink with cupboard and a large corner bath with a shower. There are also 2 heated towel rails, one of which is integrated into a radiator. A large opaque window allows lots of natural light.

Utility room:

The utility room is home to the Vaillant gas combi boiler, which provides heating to all radiators throughout the home.. There is also a sink with drainer, plumbing for a washing machine as well as space for an under-cabinet fridge or freezer. There are also some storage units and a window that views to the side garden.

Upstairs:

Landing:

Upon arriving upstairs, the landing area provides space to all of the upstairs rooms and also to the loft access, which is insulated and half boarded.

Bedroom 2:

The second bedroom has plenty of space for a double bed as well as storage solutions. There is a built-in wardrobe and airing cupboard, as well as the door entering into the generous eaves storage that runs the length of the property that is fully boarded and insulated. There is also a window providing views of the rear garden, and out towards Exmouth and the sea.

Bedroom 3:

The third bedroom is similar to the second. There is plenty of space and a built-in wardrobe. The window looks out to the front garden and driveway.

Study:

The property benefits form a study area that has adequate space for a desk and storage. Another large window allows lots of natural light and looks to the side garden and trees beyond. A small door opens into a small luggage store.



Bathroom:

The upstairs bathroom, which is fully tiled, features a sink, shower and W/C. There is a window to the side of the property.

Outside Areas:

Driveway and front garden:

The property features a driveway that is easily capable of holding 5 cars, as well as a garage that can easily accommodate another if necessary. The front garden is a well-maintained area that is home to a variety of flowers, shrubs and bushes.

Garage:

There is a garage attached to the side of the property that provides a big storage area. The garage has a remote controlled, electric door and it has also been fitted with lots of shelving. It has electricity and there is also a water tap.

Side Passages:

To one side of the property is a passage with a patioed area that is home to a shed and leads to the rear garden. Again, you can find a variety of well-maintained plants. To the other side, is a narrow passage past the garage that also provides access to the rear garden from the front of the property. Both passages are gated for privacy and security.

Rear Garden:

The rear garden of the property has been well looked after, and landscaped for a number of years and is a testament to the current owners love of the property. Steps from the sunroom lead you down a winding path through the middle of the garden to a small patioed area that is currently used for outdoor dining. There is also another, smaller shed. The garden benefits from established trees and shrubs creating a very private feel.



Living in Dawlish

The property is a 10-minute walk from the centre of town and only 5 minutes from the beach. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés. The lawn, in the centre of town, is a focal point for community activities and events, including the established annual Dawlish carnival in August each year. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses, one in Teignmouth and the other in Dawlish Warren.

Approximate location



Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision is provided at Exeter College, which is near Exeter University, one of the Russell Group Universities. Both education campuses are conveniently situated near Exeter St Davids mainline station, which is a few stops along from Dawlish station. The mainline train station, also ten minutes' walk away, connects Dawlish to London Paddington, Birmingham and Edinburgh and provides easy access to Teignmouth, Plymouth, the Cathedral City of Exeter, and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community





TOTAL FLOOR AREA : 1598 sq.ft. (148.5 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.
Made with Merproex ©2025

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.



29 The Strand, Dawlish, EX7 9PT

01626 245051

Text or WhatsApp 07486 653605

www.underhillproperty.com

admin@underhillproperty.com

Catrine Property Ltd, trading as Underhill Estate Agents Boxall
Registered in England & Wales No 15326185. Registered office 5 Orchard Gardens, Teignmouth, TQ14 8DP | Directors: K Lines and M Boxall