



## 2 Stockton Hill, Dawlish

Guide Price £485,000

DART &  
PARTNERS  
Established 1971





## 2 Stockton Hill

Dawlish, Dawlish

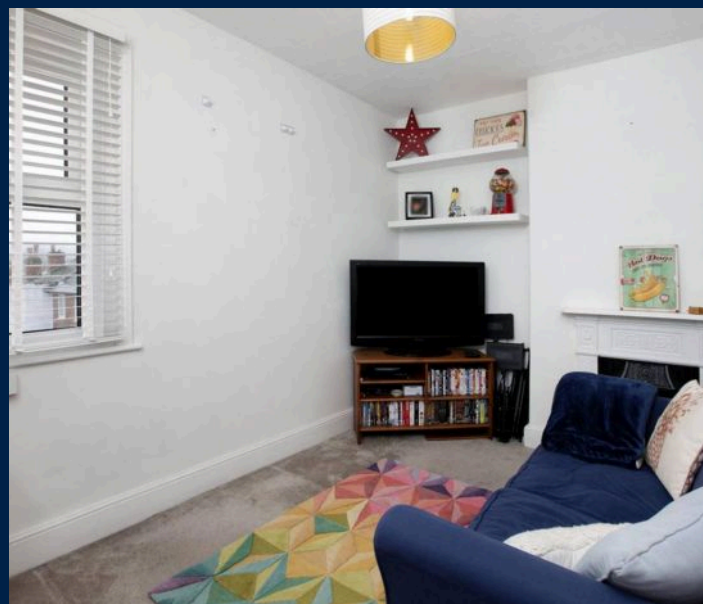
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- VICTORIAN END OF TERRACE HOME WITH CHARACTER
- SIX DOUBLE BEDROOMS
- OFF ROAD PARKING FOR TWO CARS
- TWO BATHROOMS
- CLOSE TO TOWN CENTRE, BEACHES AND TRAIN STATION
- GAS CENTRAL HEATING
- UTILITY AND DOWNSTAIRS CLOAKROOM
- ACCOMMODATION ACROSS THREE FLOORS
- MANY ORIGINAL PERIOD FEATURES





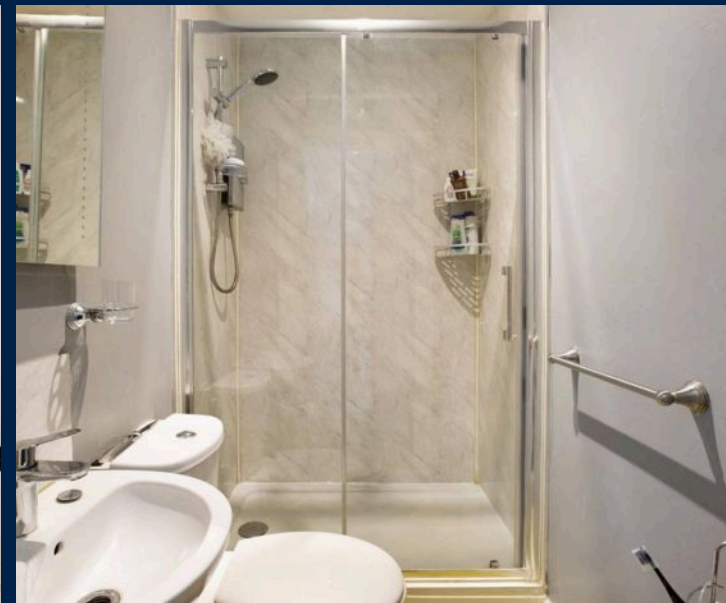
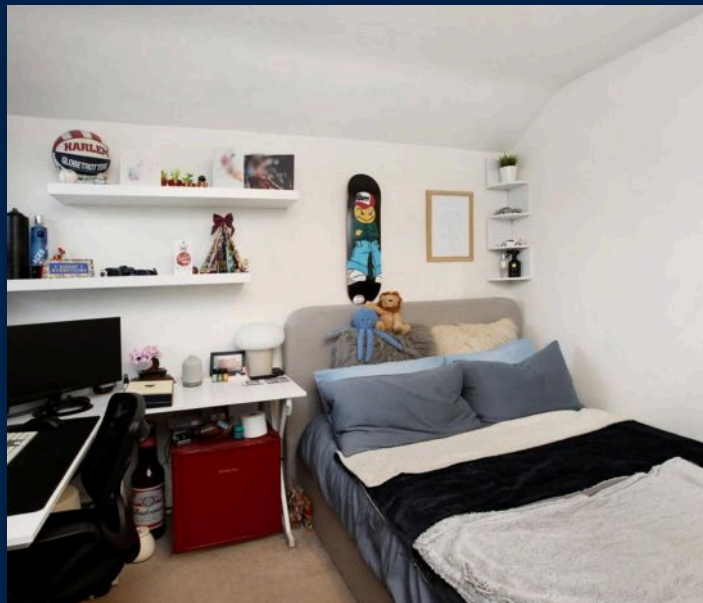
This substantial and characterful Victorian home offers generous and versatile accommodation arranged over three floors, retaining many original features throughout. The property is entered via a wood-panelled door into an inner porch, which opens into a spacious entrance hallway with stained glass windows, decorative cornicing and useful under-stairs space ideal for coats or a study nook.

The lower hall showcases original Victorian tiled flooring and provides access to the rear garden, kitchen and living accommodation. The kitchen is fitted with a range of wall and base units with high ceilings, ample worktop space and room for appliances, complemented by an adjoining utility room with WC. The elegant living room is a standout feature, boasting high ceilings, picture rails, a feature fireplace and a bay window with patio doors opening directly onto the garden.

The first floor hosts three well-proportioned bedrooms, two of which enjoy a southerly aspect and feature fireplaces, along with a stylish family bathroom fitted with a four-piece suite including a freestanding roll-top bath and walk-in shower. The second floor provides further flexible accommodation with three additional bedrooms, a shower room, and access to boarded loft space, with one bedroom offering a glimpse of the sea.

Externally, the rear garden is designed for low maintenance, featuring patio and decked seating areas, side access and space for a shed. The property further benefits from two off-road parking spaces to the rear, with gated access directly into the garden.

A spacious and elegant period home offering flexible living, character features and practical modern touches, ideal for families or those seeking generous accommodation close to local amenities.







Accommodation comprises;  
Wood panelled entrance door into the INNER PORCH.

Steps leading into the...

#### SPACIOUS ENTRANCE HALLWAY

Featuring a beautiful stained glass window and obscure single glazed sash window to the front aspect. Radiator, laminate flooring, under stairs space that could provide a study area, space for hanging coats etc with sash window.

Stairs rise to the first floor. Decorative corning to archway with steps leading down to

#### LOWER HALL

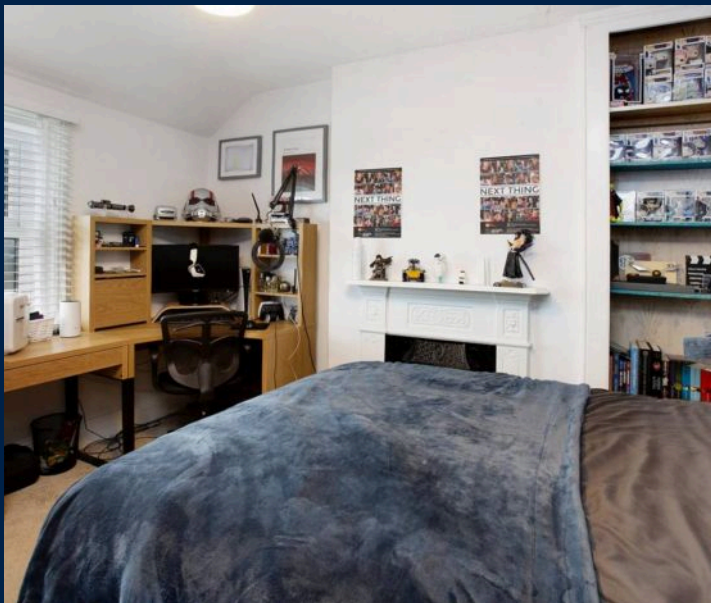
Radiator, original tiled Victorian flooring. Obscure double glazed door leading onto the rear garden.

#### KITCHEN

Fitted with a range of white matching tongue and groove wall and base units and finished with a tiled splash back and black roll edge worktop. With space for electric cooker, and fridge, space and plumbing for washing machine or dishwasher. uPVC double glazed window to rear aspect. Door leading into

#### UTILITY

Plumbing for washing machine, wall mounted gas combination boiler, radiator, WC, cold feed wash hand vanity basin with the waste linked up to external water butt, radiator, two obscure single glazed windows to the side aspect.





#### LIVING ROOM

With two double radiators, feature fireplace with mantle and surround with granite hearth, gas point (currently disconnected), high ceilings and picture rails, decorative corning, bay window with double glazed aluminium sliding patio doors onto the garden.

#### HALF LANDING

With single obscure sash window. Double glazed window.

#### FIRST FLOOR LANDING

Feature stained glass sash window, radiator, access to a fully boarded loft space with pull down ladder.

#### BEDROOM ONE

With feature fireplace and surround, radiator, picture rails, double glazed south facing bay window, high skirtings.

#### BEDROOM TWO

With feature fireplace and surround, radiator, high skirting boards, uPVC double glazed window to the south aspect.

#### BEDROOM THREE

uPVC double glazed window to rear aspect, radiator, fireplace and surround.

#### FAMILY BATHROOM

Fitted with a four piece suite to include a free standing roll top bath with mixer tap, low level WC with Eco flush, pedestal wash hand basin, vinyl flooring, walk-in shower with glass screen and mains powered shower, panelled walls, heated towel rail, obscure tilt and turn double glazed window to rear, extractor fan.

#### UPPER/SECOND FLOOR LANDING

Fusebox, radiator, access to fully boarded loft space with fold down wooden ladder.





#### SHOWER ROOM

Walk-in shower with glass screen fitted with electric shower, Saniflo low level WC with Eco flush, wall mounted wash hand basin with mixer tap, laminate floor.

#### BEDROOM FOUR

uPVC double glazed window with sea glimpse. Fireplace and surround. Radiator.

#### BEDROOM SIX

With uPVC double glazed tilt and turn window. Radiator.

#### BEDROOM FIVE

Feature fireplace and surround, radiator, uPVC double glazed window to south aspect.

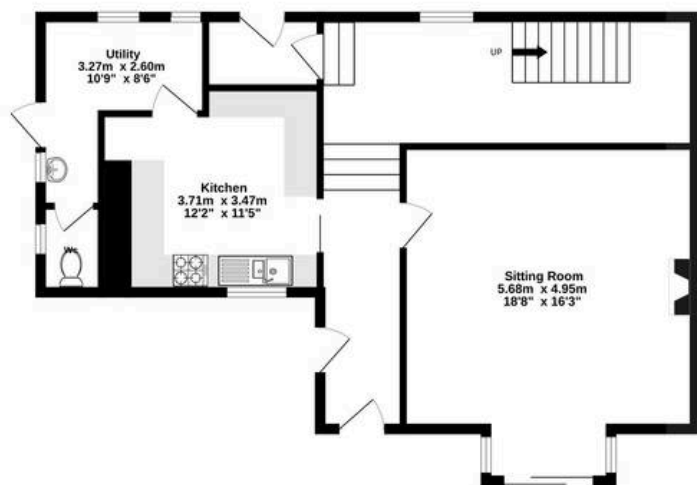
#### OUTSIDE

To the rear of the property the garden is mainly laid to patio with a decked area perfect for seating. Outside tap. Space for rotary line. Access to the side. Space for shed.

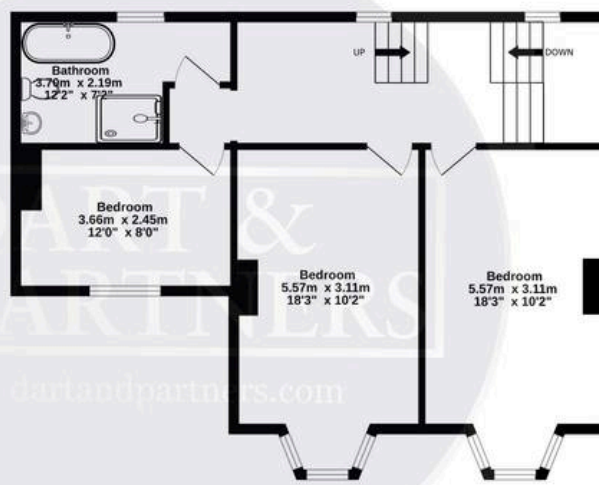
TWO OFF ROAD PARKING SPACES located at the rear with gated access to the rear of the property.



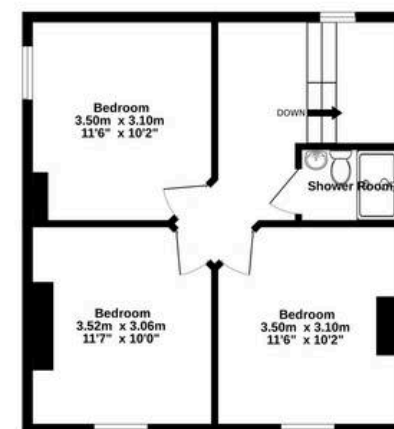
Ground Floor  
67.4 sq.m. (725 sq.ft.) approx.



1st Floor  
62.5 sq.m. (673 sq.ft.) approx.



2nd Floor  
43.4 sq.m. (467 sq.ft.) approx.



**TOTAL FLOOR AREA : 173.3 sq.m. (1865 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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