



30 Exeter Road  
Dawlish

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A beautifully presented house with far-reaching coastal views, in a sought-after position

A highly attractive four bedroom period house with elegant rendered elevations and understated contemporary living space, as well as various charming original details. Set in a striking cliffside position in the Devon coastal town of Dawlish, the property offers beautifully maintained gardens and southerly elevated sea views.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**1 BATHROOM + W/C**



**ON-STREET PARKING**



**GARDEN + BALCONY**



**FREEHOLD**



**COASTAL/TOWN**



**2,191 SQ FT**



**GUIDE PRICE £745,000**



### The property

30 Exeter Road is an impressive four-bedroom period home, positioned just a stone's throw away from a quiet beach. The property benefits from beautifully appointed accommodation arranged over two floors, with neutral decor and tall sash windows to create a light and airy atmosphere. Elegant modern fittings compliment the original fireplaces, cornicing, and other attractive original details to create a thoroughly attractive living space.

The ground floor has two main reception rooms, both of which are oriented to the rear of the house, taking advantage of the impressive southeast-facing elevated sea views. The sitting room has stripped wooden floorboards, a modern fireplace, and a tall sash bay window with a window seat, while the formal dining room provides built-in shelving and storage, and a glass door opening onto the rear patio. At the front, the well-equipped kitchen has modern fitted units in white, a central island with a breakfast bar and integrated appliances, including dual ovens, an induction hob, and a wine cooler.

The adjoining utility room provides further space for appliances, as does the cellar. Upstairs, two of the four bedrooms enjoy sea views, one with a door opening onto a sunny balcony. The principal bedroom features a cast-iron fireplace and dual aspect windows, including a large sash window that fills the room with natural light. The first floor also offers a family bathroom with a bathtub, walk-in shower, and heated towel rail, plus a separate WC.

### Outside

The house is set on The Rockstone, a side road just off Exeter Road with ample on-street parking. A gated entrance at the front of the property opens onto a gravel pathway, which leads through the front garden to the entrance at the side. The garden at the front has a brick-built storage shed and raised beds, making it ideal for growing own fruits and vegetables. At the rear, the garden includes a patio area across the back of the house for al fresco dining, with a lawn beyond, border beds and a further seating area at the end of the garden, taking beautiful coastal views.



## Location

The property occupies a sought-after position in the popular coastal town of Dawlish, close to the rolling Devon countryside and just moments from beautiful beaches. Dawlish has a variety of everyday amenities, including local shops, cafés, a hospital, a mainline station, several good schools and popular pubs and restaurants. The town also has a thriving community, hosting frequent local events such as music and food festivals.

Further amenities are available in the larger town of Teignmouth, less than three miles away. These include a wide choice of shops, large supermarkets and good schooling, such as the independent Trinity School. Leisure activities in the area include sailing at Starcross, walking, and cycling along the Southwest Coast Path and golf at both Teignmouth and Starcross Golf Courses.

The vibrant city of Exeter is within easy reach and offers a wide choice of cultural activities with the theatre, museum, arts centre and a wealth of decent high street and independent shopping and restaurants, plus excellent schooling.

The A30 and A38 are a short commute away and provide links south to Cornwall, while the M5 motorway towards Exeter connects to Bristol and London to the North and East. Dawlish train station offers regular services throughout south Devon and to Exeter St David's, where there are further services to London Paddington in just over two hours. There are also direct services from Dawlish to London Paddington, as well as Birmingham. Exeter International Airport provides an ever-increasing number of domestic and international flights including flights to London City.



## Distances

- Dawlish town centre 0.5 miles
- Teignmouth 2.8 miles
- Exeter 12.5 miles

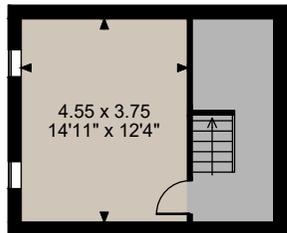
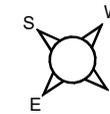
## Nearby Stations

- Dawlish
- Exeter St David's

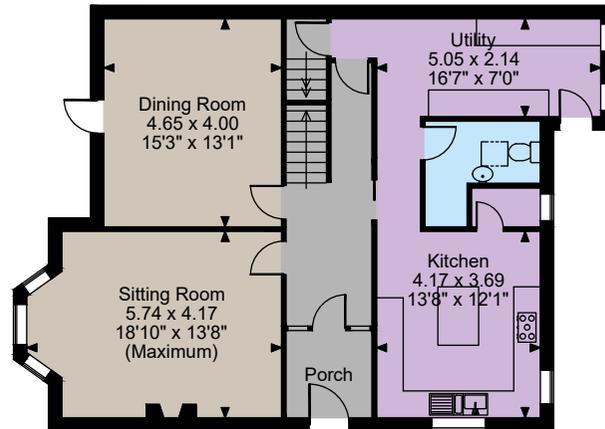
## Nearby Schools

- Gatehouse Primary School
- Westcliff Primary School
- Dawlish College
- Cockwood Primary School
- Trinity School
- Stover School
- Exeter School
- Exeter Cathedral School
- Maynard School

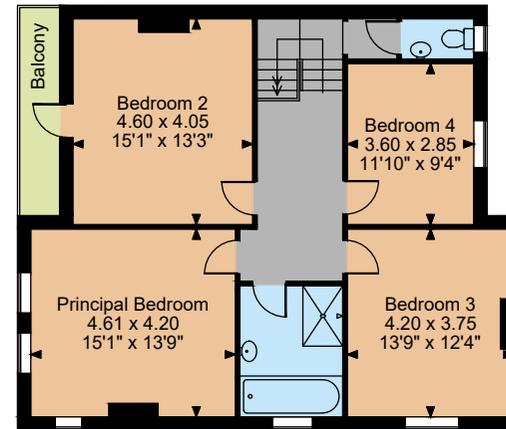




Cellar



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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### Floorplans

Internal area 2,191 sq. ft (204 sq. m)

For identification purposes only.

### Directions

EX7 OAG

what3words: ///refreshed.punks.wooden

### General

Local Authority: Teignbridge District Council

Services: Mains electricity, gas, water, and drainage

Council Tax: Band E

EPC Rating: D

Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

## Exeter

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