



4 High House Close



Exeter 13 miles
Teignmouth 3.5 miles

A spacious family home, situated in an elevated position with sea, town and countryside views

- Popular coastal town
- Stunning panoramic views
- 4 Bedrooms
- Over 1,600sq ft of accommodation
- Delightful gardens
- Ample parking & double garage
- No onward chain

Guide price £450,000



SITUATION

Dawlish is a fascinating Regency resort town nestled attractively between steep surrounding hills. The train line, part of Brunel's Atmospheric railway, sweeps along the entire seafront and beach. Character cottages, impressive villas, narrow streets and bustling shops form part of its charm. The town is famous for its black swans and sandy beach. On the eastern side of the town, elevated, with wonderful panoramic views, is High House Close, an exclusive cul-de-sac development built in the 1970s.

DESCRIPTION

No. 4 has the benefit of a southerly orientation creating a bright home to enjoy the wonderful views over the sea, town and countryside. The property is arranged with two reception rooms, kitchen/breakfast room, 4 bedrooms, wet room and family bathroom. On the south side of the house is a delightful garden while to the front is a parking area and an integral double garage.

ACCOMMODATION

An enclosed entrance porch leads through to a unique hall with a vaulted ceiling, an array of windows and a set of sliding doors giving access to the rear garden and panoramic views. In the centre of the hall is an open tread staircase to the first floor. Along the inner hall is a contemporary wet room arranged with a walk-in shower, basin, wc, ladder-style radiator and underfloor heating. The kitchen/breakfast room has a dual aspect with sea glimpses and a side access door. The kitchen has fitted base and wall units, double electric oven, gas hob, integrated dishwasher, fridge, freezer and space for a washing machine. The dining room is positioned in the centre of the ground floor with access from the kitchen and sliding doors through to the sitting room. The

impressive sitting room has a dual aspect with the panoramic views, sliding doors to the rear garden and a gas-fed feature fireplace.

The spacious first floor landing has loft access and an airing cupboard. Bedroom 1 has a side aspect with partial sea views and fitted wardrobes. Bedroom 2 has a front aspect with fitted wardrobes. Bedroom 3 has a rear aspect with panoramic views incorporating the sea, town and hillside. Sliding doors lead out onto a charming balcony. Bedroom 4 has a front aspect with a generous storage cupboard. The contemporary family bathroom is arranged with a bath with shower over, wc, basin, ladder-style radiator and underfloor heating.

OUTSIDE

To the front of the property is a drive and parking area for up to three vehicles leading to an integral double garage and an area of lawn to one side with hedge border. Paved access along the east side of the property leads to a delightful south facing rear garden with stunning views. The garden is predominantly laid to lawn with a paved patio area. The integral garage has power and light plus electric roller door and rear access to the garden.

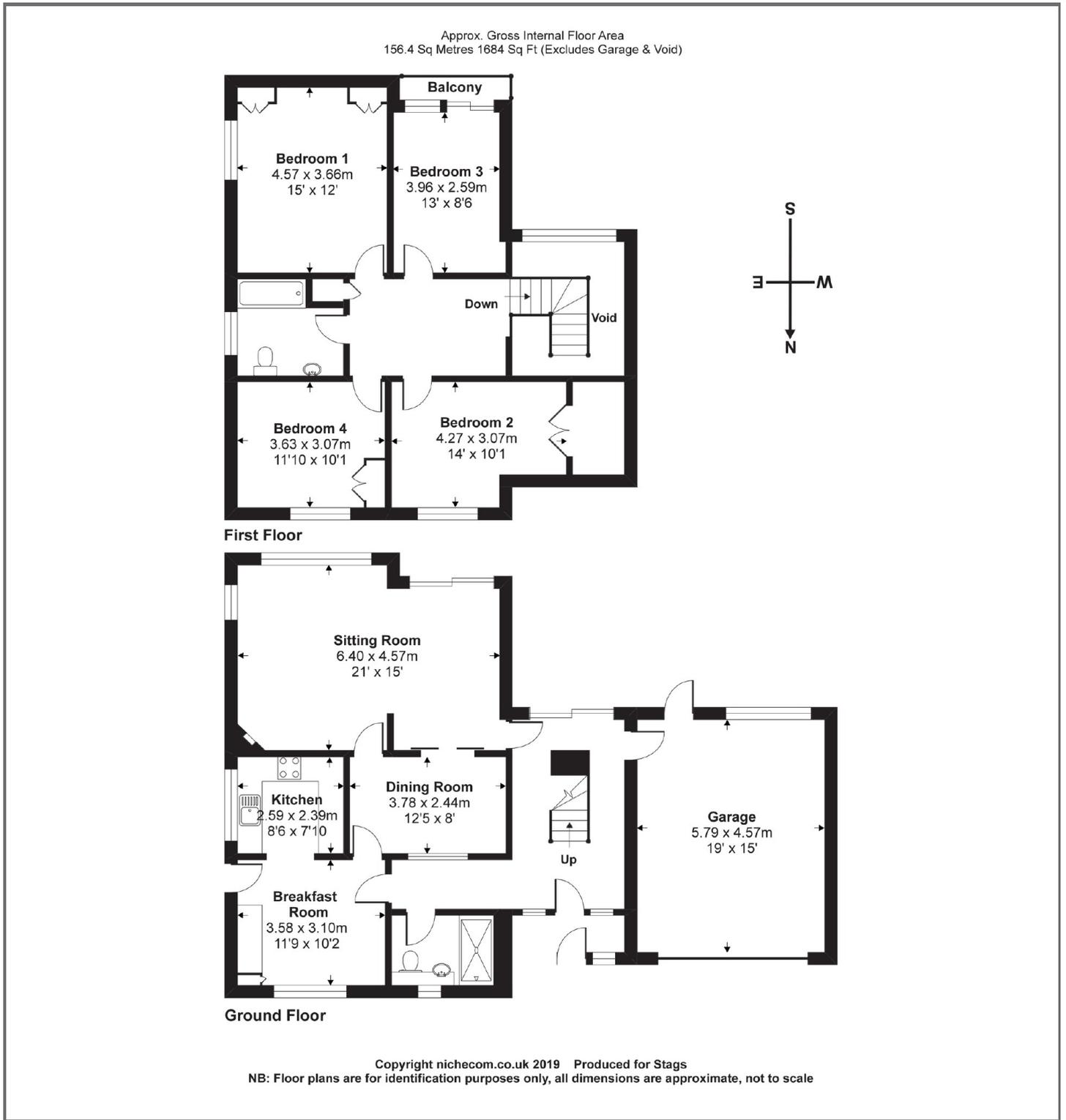
SERVICES

All mains services are connected. Gas-fired central heating.

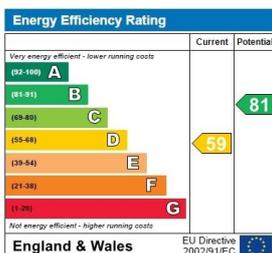
DIRECTIONS

From Exeter proceed on the A379 to Dawlish passing through the villages of Kenton and Starcross. Just before reaching the centre of Dawlish turn right onto East Cliff Road. After a short distance turn left onto High House Close where No. 4 is located in the left hand corner.





These particulars are a guide only and should not be relied upon for any purpose.



21/22 Southernhay West, Exeter,
Devon, EX1 1PR
01392 255202
exeter@stags.co.uk

stags.co.uk