



## Dawlish

5x 6x

ENERGY  
RATING  
TBC

- Video Walk-through Available
- Deceptively Large Terraced House With Stunning Original Features
- 5/6 Bedrooms
- 6 Bath/Shower Rooms
- 3 Reception Rooms
- 3 Basement Rooms
- Kitchen/Breakfast Room
- Utility Room & Pantry
- Attractive Garden
- Parking

**Guide Price:**  
**£535,000**  
FREEHOLD

# 8 Haldon Terrace, Dawlish, EX7 9LN



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

## 8 Haldon Terrace, Dawlish, EX7 9LN

Haldon Terrace is a highly desirable address in Dawlish, known for its elegant architecture and convenient location. Residents can enjoy the charm of this coastal town, with its beautiful beaches, local shops, and amenities all within easy reach. Excellent transport links connect Dawlish to surrounding areas, making it an ideal location for those seeking a blend of coastal living and accessibility.

### The Accommodation:

This impressive Grade II listed period property offers substantial living space over four floors, blending character features such as original fireplaces, original fitted window shutters, high coved ceilings with a versatile and functional layout. The ground floor opens from a front patio into an entrance hall, leading to a parlour with window to the front, stunning fireplace, light and bright airy room.

Continue through the entrance hall before stairs to the first floor there is a door to the separate dining room, with window to the rear. To the rear, a spacious kitchen/breakfast room serves as the heart of the home, complete with a central island, space for range cooker, and direct access to a private gravelled garden with outside WC and access to a rear service lane. From the Kitchen/breakfast room there is access to the first floor with an additional staircase and door to utility with large integrated pantry. There is a separate WC, and this level also provides access to a large, full-height basement divided into three storage rooms and a dedicated shower room.

The upper floors are arranged via a split-level landing system, the first floor offers a separate WC, a flex room with en-suite bathroom, this room could be used as a hobby room, study or bedroom, from this room there is a small landing to the top of the second staircase with door to another double bedroom. From the split level landing there a few steps to another level which offers a large double bedroom with an en-suite shower room

and a stunning lounge to the front aspect. The second floor has a further three double bedrooms with three shower rooms. This beautifully versatile property is a masterclass in sympathetic decoration, successfully retaining its original features while offering a fresh, inviting atmosphere. Boasting exquisite detail in every room, this is a home that truly needs to be seen. We highly recommend an internal viewing to experience its unique character first-hand.

### Parking:

Allocated parking spaces to the front of the property.

### Garden:

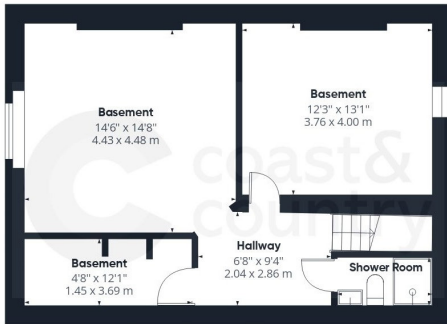
The property benefits from an attractive rear garden, providing a peaceful outdoor retreat and a large communal garden to the front.

### Directions:

From Dawlish Railway station, enter the one way system on Station Road, turn right onto Brookdale Terrace, through the traffic lights over the bridge and past Harrison's amusements on your right. Continue on this road up hill, on the corner turn left onto High Street, continue on this road and take the fifth right onto Hospital Hill. Haldon Terrace can be found towards the top of the hill on the right hand side.



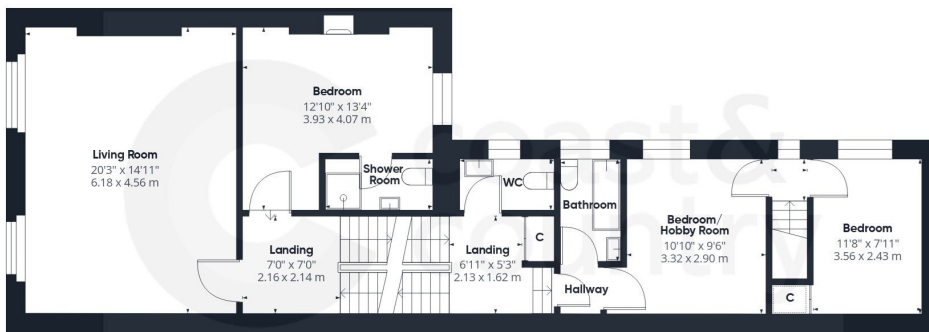
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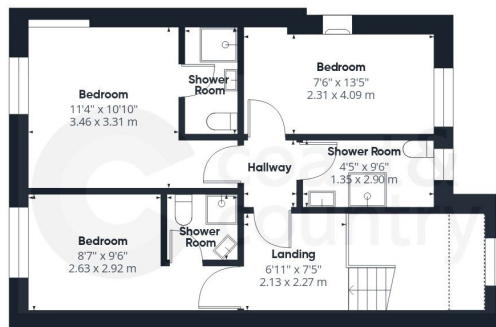
Lower Ground Floor



Ground Floor



Floor 1



Floor 2

## Approximate total area

2831 ft<sup>2</sup>

262.8 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Service Charge: £50 pcm for upkeep of communal gardens

Mains water. Mains drainage. Mains gas. Mains electricity.

## Energy Performance Certificate:

**The EPC for this property has been ordered and will be added as soon as it is available.**

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.