



The Toll House



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3 Old Teignmouth Road, Dawlish, Devon, EX7 0NJ

Exeter City Centre (16 miles), Exeter Airport (19 miles), Dawlish Train Station (0.9 miles)

A charming and individual detached home on the outskirts of Dawlish, offering spacious accommodation, beautifully enclosed gardens, and a generous garage.

- Sought-after Dawlish location
- Reception hall, snug and spacious living room
- Dining room and well-appointed kitchen
- Four bedrooms
- 2 minute walk from the coastal path
- Beautifully enclosed gardens
- One-and-a-half garage with driveway parking
- Quiet cul-de-sac location
- Teignbridge Council Tax Band F
- Freehold

Guide Price £595,000

## SITUATION

The property is set within a desirable residential area, surrounded by attractive countryside and just a short distance from the town's amenities. Dawlish itself offers a comprehensive range of day-to-day facilities, including independent shops, cafés and restaurants, together with well-regarded schools and leisure amenities. The town is famed for its picturesque seafront, sandy beaches and the scenic Dawlish Warren Nature Reserve, providing excellent opportunities for coastal walks and outdoor pursuits. Communication links are particularly strong, with a mainline railway station in Dawlish offering regular services to Exeter and beyond, while the A379 provides convenient road access along the coast. The cathedral city of Exeter lies within easy reach, offering a more extensive range of shopping, dining and cultural facilities, together with access to the M5 motorway and Exeter International Airport. The surrounding area is renowned for its natural beauty, with the South Devon coastline and rolling countryside close at hand, making this an ideal location for those seeking a lifestyle combining coastal charm with everyday convenience.

## DESCRIPTION

The Toll House is an attractive and individual four bedroom detached residence, set in a desirable position on the outskirts of Dawlish. Offering well-proportioned and versatile accommodation, the property combines character and comfort, ideally suited to modern family living. The house is complemented by beautifully enclosed gardens, together with driveway parking and a garage, creating a wonderful sense of privacy and practicality in an appealing edge-of-town setting.



## ACCOMMODATION

The accommodation at The Toll House is both versatile and thoughtfully arranged, combining character features with modern enhancements to create a comfortable and highly practical home. An attractive reception hall provides a welcoming introduction, with useful built-in storage, leading through to a well-appointed ground floor shower room fitted with a contemporary suite. The dining room offers a charming space for entertaining, centred around a feature fireplace and flowing seamlessly through to the impressive kitchen. This fantastic, dual-aspect room is fitted with a range of modern shaker-style units with timber work surfaces and integrated appliances, creating a sociable and functional hub to the home, with internal access to the garage.

Further ground floor accommodation includes an inner hallway, ideal for use as a study area with access to the rear garden, together with a delightful snug featuring an attractive fireplace. The sitting room is a particularly appealing space, enjoying a dual aspect with doors opening directly onto the garden, allowing for an abundance of natural light. On the first floor, a bright landing leads to four bedrooms, including a generous principal bedroom with built-in wardrobes and original fireplace. The remaining bedrooms are well-proportioned, one of which offers flexibility as a dressing room if required. The property is served by both a family bathroom, fitted with a modern suite including bath and separate shower, and an additional shower room, providing excellent facilities for family living.

## GARAGE AND GARDENS

The property is approached via an attractive, well-kept front garden, predominantly laid to lawn and bordered by a variety of mature plants and shrubs, creating an inviting first impression. A driveway provides convenient off-road parking and leads to the generous one-and-a-half garage, fitted with an electrically operated up-and-over door, power, lighting, and space with plumbing for a washing machine and tumble dryer. To the rear, the gardens are a particular feature and a real gardener's delight. A charming cobbled seating area adjoins the house, ideal for outdoor dining and relaxation, with steps rising to the principal garden, which is predominantly laid to lawn and beautifully framed by mature plants and shrubs. The main garden is fully enclosed by a combination of stone walls and high hedges, offering total privacy. An attractive arched timber gate provides access to a separate area, perfectly suited for a productive fruit and vegetable garden, complete with a lean-to greenhouse and a substantial shed for storage. Together, these beautifully maintained and versatile outdoor spaces create a peaceful and secluded environment, ideal for both leisure and gardening pursuits.

## SERVICES

Utilities: Mains water, electricity and drainage

Heating: Gas Boiler Central Heating

EPC: Band E

Council Tax Band F (Teignbridge)

Neighbourhood Watch Area

EE, Three, Vodafone and O2 mobile network available (Ofcom)

Standard, Superfast and Ultrafast broadband available (Ofcom)

## AGENT'S NOTES

Property is circa 1820 - original toll house, made of cob construction and has been extended with modern materials (block, timber etc)

## DIRECTIONS

what3words - ///dolly.delays.dollars



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



**Ground Floor**  
106.7 sq.m. (1149 sq.ft.) approx.

**1st Floor**  
66.7 sq.m. (718 sq.ft.) approx.

**TOTAL FLOOR AREA - 173.5 sq.m. (1867 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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