



11 Riviera Terrace







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Dawlish, Devon, EX7 0AE

Exeter (15 miles), Exeter International Airport (18 miles), M5 Junction (12 miles)

Occupying an enviable elevated position with commanding views across the stunning coastline of Dawlish Bay, 11 Riviera Terrace is an exceptional coastal residence, beautifully appointed throughout and offering an outstanding degree of versatility.

- Spectacular coastal residence
- Four generous bedrooms
- Flexible study/fifth bedroom
- Exceptional rooftop terrace
- Freehold
- Panoramic sea views
- Penthouse principle suite
- No onward chain
- Double garage
- Council Tax Band: E

Guide Price £775,000

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@StagsProperty

## SITUATION

11 Riviera Terrace occupies an elevated position within the popular seaside town of Dawlish, enjoying a convenient setting close to the town centre, railway station, and the picturesque South Devon coastline. The property is situated on Riviera Terrace, a well-established residential address comprising an attractive mix of period homes and apartments, many of which benefit from far-reaching coastal and town views.

Dawlish is a traditional Regency seaside town renowned for its sandy beaches, scenic coastal walks, and charming town centre, which offers a range of independent shops, cafés, public houses, and everyday amenities. The town is particularly well connected, with a mainline railway station providing direct services to Exeter, Plymouth and London Paddington, whilst the A380 and M5 motorway are within easy reach for commuting further afield.

The surrounding South Devon coastline forms part of the stunning Jurassic Coast and offers a wealth of outdoor pursuits including walking, sailing, and golf. Nearby towns such as Teignmouth and Exeter provide further shopping, educational and recreational facilities.

## DESCRIPTION

The thoughtfully arranged accommodation comprises four generous bedrooms, including an impressive penthouse principal suite, together with a flexible additional bedroom/dressing room and a luxurious Jack and Jill spa bathroom. Two further ground floor ensuite bedrooms provide superb guest or multigenerational accommodation, alongside a study or optional fifth bedroom, while a well-appointed utility room adds further practicality to the home.

At the heart of the home is the magnificent first-floor L-shaped living space, thoughtfully designed to maximise the breath-taking panoramic sea views. The striking open-plan kitchen and living area flows effortlessly onto extensive front decking running the full length of the property, creating an exceptional setting for entertaining and al fresco dining. In addition, a spectacular private roof terrace provides yet another tranquil vantage point from which to admire the ever changing coastal scenery and stunning sunsets.





## OUTSIDE

A particularly distinctive feature of the property is the beautifully restored kiln, now providing a unique and atmospheric outdoor entertaining space with exciting potential for use as a private wellness spa or retreat, all whilst enjoying captivating views across the surrounding coastline and out to sea. Enhancing the home's wellness and leisure appeal, high-current power cabling has already been installed in readiness for the potential addition of a sauna or hot tub.

There is a seafront decking running the length of the property to the front and a breath-taking rooftop terrace making this property the ultimate entertaining house. The property is discreetly approached via private electric gates serving just three neighbouring homes, creating an exclusive and peaceful setting. Further benefits include ample parking for up to five vehicles together with a substantial double garage.

## SERVICES

Utilities: Mains drainage, gas, electricity, and water (metered)

Central Heating: Gas Boiler and Immersion Tank (replaced 2023)- Underfloor heating in kitchen

EV charger installed

Council Tax Band: E

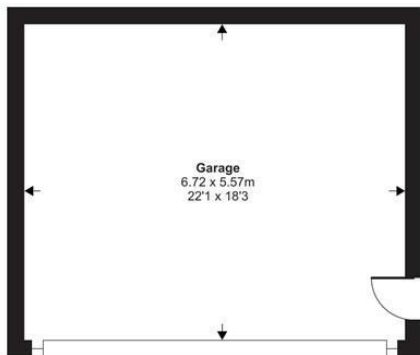
EPC: C

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

Standard broadband available (Ofcom)

## DIRECTIONS

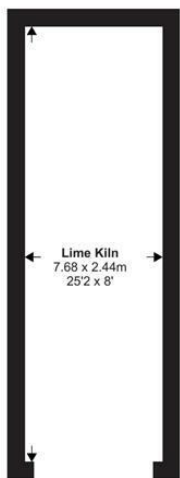
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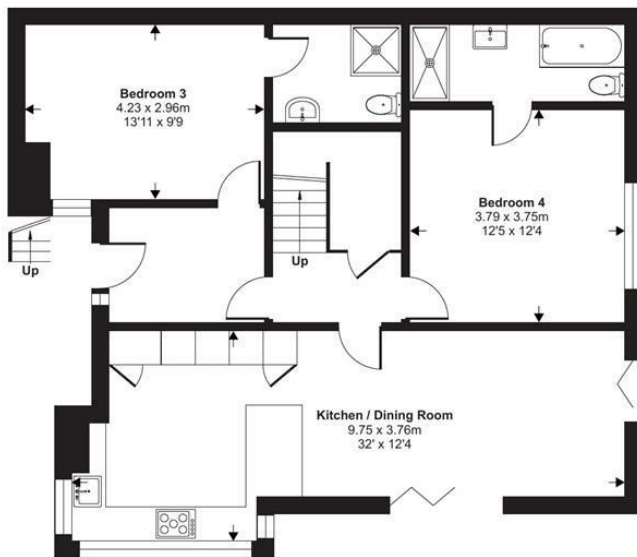
Garage

Approximate Area = 2303 sq ft / 213.9 sq m  
 Garage = 403 sq ft / 37.4 sq m  
 Outbuilding = 202 sq ft / 18.7 sq m  
 Total = 2908 sq ft / 270 sq m

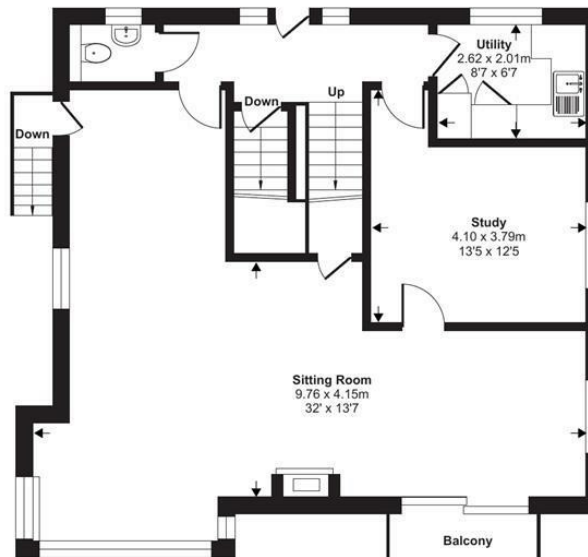
For identification only - Not to scale



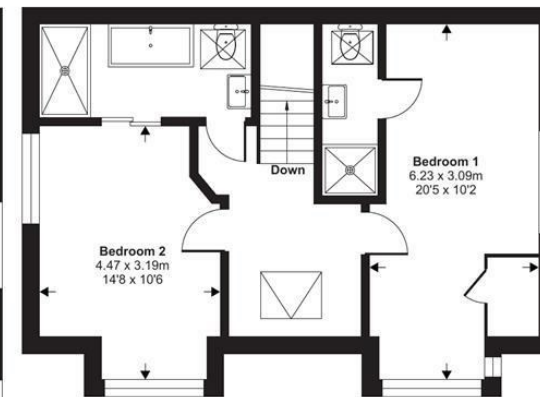
Outbuilding



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©n:ichecom 2026. Produced for Stags. REF: 1464484



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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



