



A rare opportunity to purchase a substantial town centre property arranged as two separate flats making it ideal for a multi generational family to live under one roof or as an investment.

Alternatively the accommodation could be altered to provide a spacious family home.

Tenure - Freehold. Council Tax Band - B & C. EPC - D

£300,000

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**FRASER & WHEELER**

## Accommodation

Front door to;

## Reception Hall

Front door to the ground floor flat and stairs to the maisonette on the first floor.

### Ground Floor Flat

#### Living Room

**4.41m x 4.35m (14'6" x 14'3")**

An irregular shaped and bright room with sash windows to the front aspect, dado rail and arch to;

#### Kitchen/Diner

**4.03m x 3.67m (13'3" x 12'0")**

Fitted with a range of cupboard and drawer base and wall units with built-in electric oven and hob. Door to;

#### Bedroom

**5.46m x 3.52m (17'11" x 11'7")**

Measurements include built-in wardrobe to one wall. A spacious double bedroom has French doors to the rear courtyard and door to;

#### Utility Room

**3.12m x 2.26m (10'3" x 7'5")**

Fitted with cupboard and drawer base units, wall mounted gas boiler window and door to the rear courtyard. Door to;

#### Shower Room

Designed as wet room and finished with tiled floor and walls. Mains shower, pedestal wash handbasin, and WC. Window to the side.

### Maisonette

#### Reception Hall

Stairs to to the second floor and doors to;

#### Living Room

**5.75m x 4.45m (18'10" x 14'7")**

An irregular shaped room retaining period features such as cornice ceiling, picture rail and feature marble fireplace with ornate tiled inlay. Two windows to the front aspect and arch to;

#### Kitchen/Breakfast Room

**3.80m x 3.63m (12'6" x 11'11")**

Fitted with a range of cupboard and drawer base and wall units, built-in electric double oven and hob, wall mounted gas boiler, breakfast bar.

#### Bedroom 3

**3.70m x 2.85m (12'2" x 9'4")**

Window to the rear aspect.

## Bathroom

Fitted with a panelled bath, wash handbasin and WC. Built-in storage cupboard, opaque window.

## Second Floor Landing

Large window to the rear aspect on the half landing and doors to;

## Bedroom 1

**5.51m x 4.26m (18'1" x 13'12")**

A spacious irregular shaped room with fitted wardrobes to one wall, two windows to the front aspect with a bright open outlook over rooftops towards countryside in the distance.

## Bedroom 2

**4.06m x 3.75m (13'4" x 12'4")**

Sloping ceiling and window to the rear aspect.

## Outside

To the rear of the property is an enclosed paved courtyard.



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