

## Old School Mews, Dawlish, EX7 9NU



Well presented modern house situated in a small, quiet mews development conveniently located for the town centre and a range of amenities. The spacious accommodation is fitted with gas central heating and double glazed windows. Reception Hall, Cloakroom, Living/Dining Room, Kitchen with Appliances, Two Double Bedrooms, Bathroom, Courtyard Garden, Parking. Tenure: Freehold. Council Tax Band: C EPC: C

Offers Over £245,000

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**FRASER & WHEELER**

Situated in a quiet, select development of 11 properties which originally formed part of an old primary school, this modern cottage styled house was built in 2006 and is less than half a mile from the town centre. It has the added attractions of an allocated parking space and enclosed garden with a southerly aspect and from the first floor there are views across the town. The well presented and spacious accommodation is warmed by gas central heating with radiators to the principal rooms and the windows are double glazed. It includes a double aspect living/dining room, kitchen with a range of integrated appliances, two double bedrooms with built in wardrobes and a modern bathroom.

### Accommodation

Front door to;

### Reception Hall

Stairs to the first floor with storage cupboard under, doors to;

### Cloakroom

Fitted with a white suite comprising wash hand basin and WC with concealed cistern. Cupboard housing gas boiler serving the central heating and hot water systems. Extractor fan, tiled floor.

### Living/Dining Room

**6.28m x 3.46m reducing to 2.80m (20'7" x 11'4" reducing to 9'2")**

A double aspect room with double glazed windows to the front aspect and double glazed patio doors opening onto the rear garden.

### Kitchen

**2.87m x 2.53m (9'5" x 8'4")**

Fitted with a modern range of cupboard and drawer base and wall units with roll edge works surfaces and inset one and a half bowl single drainer stainless steel sink unit. Built in electric oven with induction hob and extractor hood above, integrated fridge freezer, washer/dryer and dishwasher. Tiled flooring, double glazed window to the rear aspect.

### First Floor Landing

Access to loft space via pull down ladder, doors to;

### Bedroom 1

**5.17m x 2.58m (16'12" x 8'6")**

A spacious room running the width of the property with two double glazed windows to the front aspect, large built in wardrobe.

### Bedroom 2

**3.58m x 2.87m (11'9" x 9'5")**

Built in wardrobe, lovely open southerly aspect to the rear of the property, overlooking the town towards countryside and sea glimpses in the distance.

### Bathroom

Fitted with a modern white suite comprising panelled bath with shower over, pedestal wash hand basin with mixer tap, low level WC. Complimentary tiling, heated towel rail, extractor fan, shaver point, tiled floor, opaque double glazed window.

### Outside

To the front of the property is a small area of low maintenance garden. The enclosed rear courtyard enjoys a sheltered position with a sunny, southerly aspect. It is designed for easy maintenance, being brick paved with fence boundaries. The property has the benefit of an allocated parking space and there is also visitor parking.



GROUND FLOOR  
APPROX. FLOOR  
AREA 363 SQ. FT.  
(33.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 363 SQ. FT.  
(33.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 727 SQ. FT. (67.5 SQ.M.)  
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