

Brook Street, Dawlish, EX7 9AB



A charming period cottage situated in a quiet street conveniently located for the town centre, public transport and the sea front. The updated accommodation regains its Georgian character and offers versatility to suit a variety of requirements. Reception Hall, Sitting Room, Dining Room, Kitchen, Utility, 5 Bedrooms, Bathroom, Shower Room, Small Courtyard. Tenure: Freehold. Council Tax Band: C. EPC: E

For Sale @ £350,000

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Accommodation

Front door with glazed panel to;

Reception Hall

Tiled flooring, wood panelled walls to dado height, stairs to the first floor with cupboard under and doors to;

Sitting Room

3.82m x 3.75m (12'6" x 12'4")

Multi pane sash window to the front aspect with deep sill, feature fireplace with tiled hearth, radiator and picture rail.

Dining Room

3.73m x 3.15m (12'3" x 10'4")

Multi pane sash window to the front aspect with deep sill, built in glass fronted display unit, radiator, door to;

Cloakroom

Fitted with a low level WC, period style wash hand basin set into vanity unit, wall mounted gas boiler serving the heating and hot water systems, part exposed brick work to one wall, tiled flooring and window to the rear.

Kitchen

4.17m x 3.39m (13'8" x 11'1")

Fitted with a Belfast style sink with wood work surfaces to either side and storage cupboards under, space for range style cooker, tiled flooring and window to the rear aspect.

First Floor Landing

A split landing with storage cupboards and windows to the rear on the half landing. Doors to;

Bedroom 1

3.80m x 3.44m (12'6" x 11'3")

Multi pane sash window with window seat, to the front aspect, feature fireplace, radiator, wash hand basin.

Bedroom 2

3.75m x 2.74m (12'4" x 8'12")

Multi pane sash window with window seat, to the front aspect, feature fireplace, radiator, built in cupboard.

Bedroom 3

2.74m x 2.18m (8'12" x 7'2")

Multi pane sash window with window seat, to the front aspect, radiator.





Bathroom

4.14m x 2.16m (13'7" x 7'1")

A spacious bathroom fitted with a white suite comprising bath with mixer taps and shower attachment and tiled surround, pedestal wash hand basin with tiled splashback, low level WC. Part wood panelled wall with shelf above, feature fireplace, radiator, window to the side aspect.

Shower Room

Fitted with a tiled shower cubicle with Mira shower unit, WC, wash basin, radiator, obscure glazed window.

Second Floor Landing

Feature window with outlook to the rear, storage cupboard and doors to;

Bedroom 4

4.00m x 3.15m (13'1" x 10'4")

Part sloping ceiling with some exposed beams, two windows to the front aspect, radiator.

Bedroom 5

4.55m x 3.21m (14'11" x 10'6")

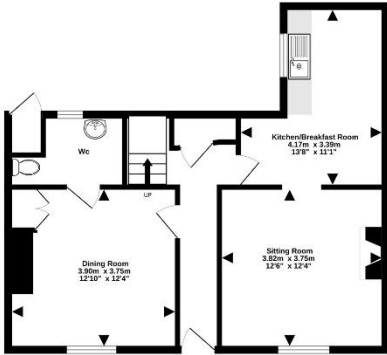
Part sloping ceiling with some exposed beams, two windows to the front aspect, radiator.

Outside

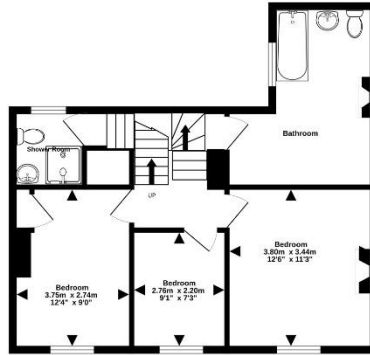
To the front of the property is a pretty, enclosed garden stocked with an abundance of flowers and shrubs either side of the pathway which leads to the front door. PLEASE NOTE: subject to all the necessary consents, it may be possible to create parking in to the front. To the rear of the property is an enclosed courtyard with outside tap and light and useful storage cupboard.



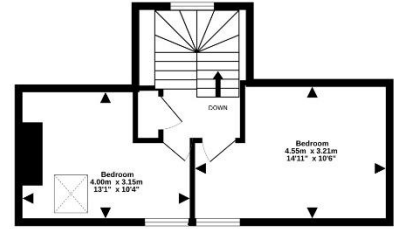
Ground Floor
51.7 sq.m. (566 sq.ft.) approx.



1st Floor
50.3 sq.m. (541 sq.ft.) approx.



2nd Floor
31.1 sq.m. (335 sq.ft.) approx.



TOTAL FLOOR AREA : 133.0 sq.m. (1432 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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