

Old Town Street, **Dawlish**, EX7 9AR

Situated close to the town centre, this terrace cottage enjoys a convenient location and also benefits from a delightful sunny aspect to the rear with an attractive garden. Reception hall, living room, kitchen, dining room, two double bedrooms, bathroom.

Tenure: Freehold. Council Tax Band: B EPC: E

£199,950

01626 862379

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Accommodation

Front door to;

Reception Hall

Night storage heater, stairs to the first floor with storage cupboard under, doors to;

Living Room

4.32m x 2.59m (14'2" x 8'6")

Glazed double doors to the rear lobby, night storage heater, electric fire with decorative surround, alcove with shelving.

Kitchen/Dining room

4.30m x 2.82m reducing to 2.45m (14'1" x 9'3" reducing to 8')

Fitted with base and wall units with one and a half bowl sink unit, plumbing for washing machine and dishwasher, space for electric cooker. Further units fitted to the dining area and a built in storage cupboard with leaded, light glass display unit. Window to the front aspect.

Rear Lobby

Window and stable door to the rear garden and door to;

Cloakroom

Low-level WC and opaque window.

First Floor Landing

From the half landing, door to bedroom one and doors to the further bedroom and bathroom from the landing where there is also access to the loft and window to the side.

Bedroom 1

4.32m x 3.58m (14'2" x 11'9")

A generous double bedroom with fitted wardrobes, wall, light, feature fireplace, night, storage heater, and when window with a pleasant open outlook to the rear.

Bedroom 2

3.94m x 2.60m (12'11" x 8'6")

Another double bedroom with feature fireplace, night storage heater and built-in storage cupboards. Window to the front aspect.

Bathroom

Fitted with a white suite, comprising bathroom with electric shower over and tiled surround, low-level WC, pedestal, wash, handbasin, built-in storage cupboard and window to the side.

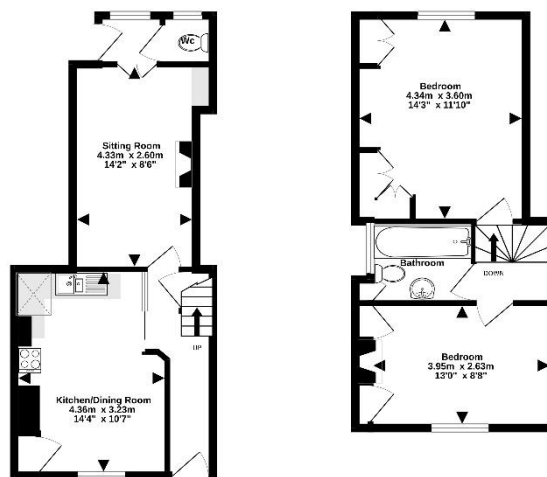
Outside

To the rear of the property is a delightful garden, which enjoys a sunny southerly aspect with footpath and borders to the lower area of garden where there is a greenhouse.



Ground Floor
31.4 sq.m. (298 sq.ft.) approx.

1st Floor
33.0 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA: 64.4 sq.m. (693 sq.ft.) approx.
1/24th scale. Dimensions shown are for the internal of the building and do not include the external area.
1/50th scale. Dimensions shown are for the external area and do not include the internal area.
All measurements are for information only and are not to be used for any other purpose.
The floor plans are not to scale. All dimensions are in metres and feet/inches.
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**FRASER
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