

# Manor Row, **Dawlish**, EX7 9AG



**\*NO ONWARD CHAIN\*** This delightful period cottage enjoys a quiet tucked away position close to the town centre, beach and public transport. The well presented accommodation comprises; living room, kitchen, double bedroom, shower room, enclosed garden. It is unusually energy efficient for a cottage with recently fitted solar panels and heat retaining electric heaters.

Tenure: Freehold. Council Tax Band: A. EPC: C

£140,000

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**FRASER & WHEELER**

Tucked away at the end of a small side street in a conservation area, this charming cottage offers a peaceful and convenient setting just yards from the town centre with its range of eateries, pubs, and independent shops. It is also just a short stroll from the beaches at Coryton and Boat Cove and regular bus and railway services are also close by.

The well presented accommodation retains period charm whilst benefitting from the benefits of modern living. Solar panels have relatively recently been fitted and heat retention electric heaters installed creating an unusually energy efficient cottage. Arranged mostly on the ground floor it comprises a double aspect living room, modern kitchen and shower room whilst on the first floor is the double bedroom.

### Accommodation

UPVC double glazed front door to:

### Living Room

**3.50m x 3.21m (11'6" x 10'6")**

A double aspect room with windows to the front and side having deep display ledges, electric storage heater, stairs to the first floor with storage cupboard under. Doorway to:

### Kitchen

**2.20m x 1.57m (7'3" x 5'2")**

Fitted with would effect work surfaces with tiled splashback, inset sink unit, and electric hob with electric oven below, base and wall units, plumbing for washing machine, space for fridge. Window to the side and door to:

### Shower Room

Fitted with a white suite, comprising double shower cubicle with thermostat shower, wash hand basin, and WC. Heated towel rail, wall mounted electric heater, and window to the rear.

### First Floor

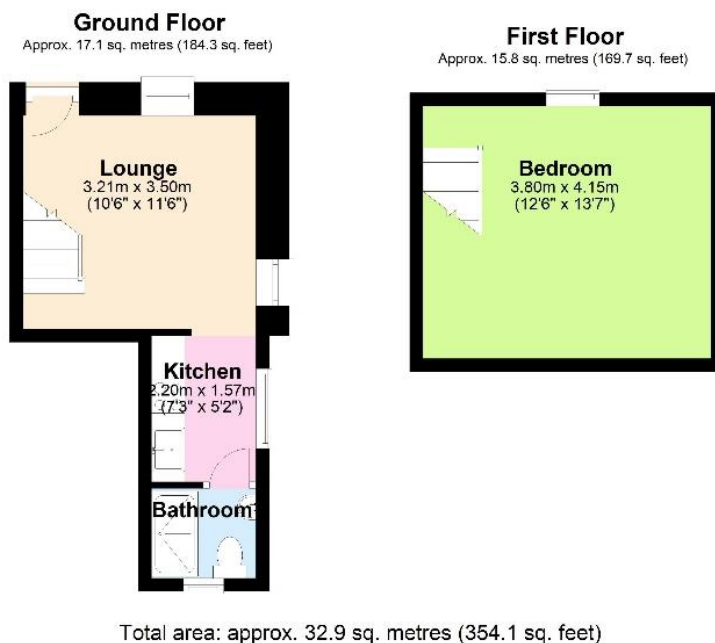
### Bedroom

**4.15m x 3.80m (13'7" x 12'6") including stairs**

A double bedroom with window to the front aspect, electric storage heater, cupboard housing hot water cylinder, access to loft space.

### Outside

To the side of the property is a small area of raised garden which is mainly laid to gravel and partly enclosed by an old stone wall. Please note: this area of land is registered as part of the property but does not yet have Absolute Title. Please ask for further details.



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