

## Brook Street, Dawlish, EX7 9AE



Enjoying a fabulous location this terraced cottage is in a quiet road close to the town centre and backs onto a brook. A range of shops, public transport and the beach are all just short level walk away. The accommodation offers scope to create a truly charming home. Living Room, Dining Room, Kitchen, Bathroom, 3 Bedrooms. Enclosed sunny garden.

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

£245,000

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## Introduction

Arranged over three floors the property offers a cottage like charm with features such as an Aga, natural wood doors, decorative fireplaces, some exposed floorboards and picture rails. It requires detective improvement and offers the scope to create a delightful home.

## Accommodation

A substantial natural wood front door opens into the living room which has a gas fire and decorative surround. A door leads through to the dining room which houses the Aga, set into a brick fireplace with wooden lintel. There are also exposed floorboards and doors to the rear. An archway leads through to the kitchen which is fitted with a range of cupboard and drawer units and has an integrated dishwasher and fridge. A stable door leads to the rear and a further door leads to the bathroom. The bathroom is fitted with a white suite including a corner bath with electric shower over. On the first floor there are two double bedrooms with bedroom one having a secondary glazed window to the front aspect, decorative fireplace and built in cupboard. The second bedroom also has a decorative fireplace and double doors which lead onto a decked sun terrace. From the first floor landing stairs lead up to bedroom three, which is a bright and spacious attic room, with feature beams and a large window to the rear aspect.

## Outside

Although it is currently overgrown with an interesting mixture of trees and shrubs, the rear garden has the scope to be a great feature of the property as it enjoys a southerly aspect and backs onto the book. It is on two levels with brick paved patio areas and there are some lovely old stone and brick walls to the boundaries.

## Parking

The property does not have any parking however there is a public car park very close by where permits can be purchased.

## Measurements

### Living Room

3.77m x 3.58m (12'4" x 11'9")

### Dining Room

3.67m x 3.46m (12'0" x 11'4")

### Kitchen

2.87m x 1.95m (9'5" x 6'5")

### Bathroom

2.39m x 1.79m (7'10" x 5'10")

## First Floor Landing

### Bedroom 1

3.76m x 3.60m (12'4" x 11'10")

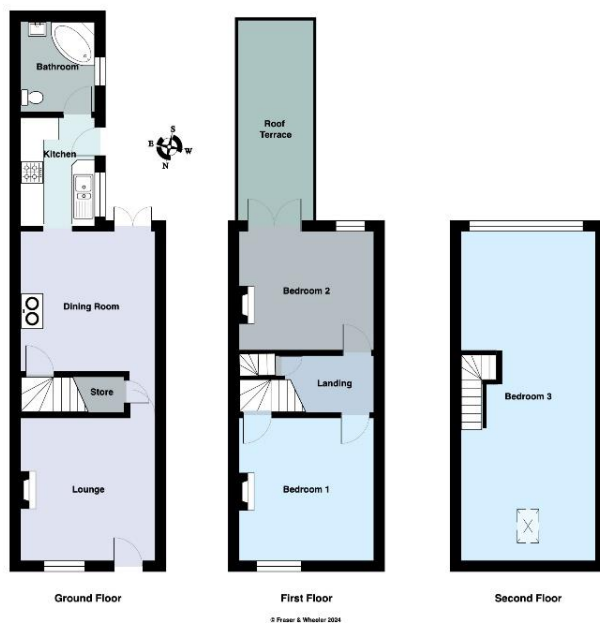
### Bedroom 2

3.52m x 3.01m (11'7" x 9'11")

## Second Floor

### Bedroom 3

6.85m x 3.19m (22'6" x 10'6")



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