

Priory Hill, **Dawlish**, EX7 9HL

BEING SOLD WITH NO ONWARD CHAIN. A well-presented character cottage in the heart of the town centre within easy walking distance to local amenities, beaches and transport links. This charming property benefits spacious lounge, Kitchen/diner, outside space, shower room, balcony with space for bistro table and chairs. Solar Panels and an air source heat pump have been fitted for reduced running costs.

FREEHOLD, COUNCIL TAX - B, EPC - TBC.

NO ONWARD CHAIN

£180,000

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FRONT DOOR

uPVC obscure double glazed door into:

LOUNGE

4.85m x 4.00m (15'11" x 13'1")

A spacious room with tow uPVC double glazed windows to the front aspect, radiator and feature fireplace with slate hearth and inset wooden beam. Stairs to the first-floor landing, wall lights, under stairs storage cupboard and multi glazed door into:

KITCHEN/DINER

4.10m x 2.76m (13'5" x 9'1") max

Matching base units with roll top works surfaces over. Stainless steel sink and drainer, spaces for cooker, fridge/freezer, space and plumbing for washing machine, uPVC double glazed window to the rear aspect cupboard housing consumer unit and electric meter and uPVC double glazed door to the small courtyard.

FIRST FLOOR LANDING

Stairs to first floor landing with access to loft space and uPVC double glazed window/half door out to:

BALCONY

A paved roof terrace with Air source heat pump, space for bistro table and chairs to enjoy the open views over Dawlish towards open countryside.

BEDROOM 1

3.80m x 2.92m (12'6" x 9'7")

uPVC double glazed window to the front aspect and radiator.

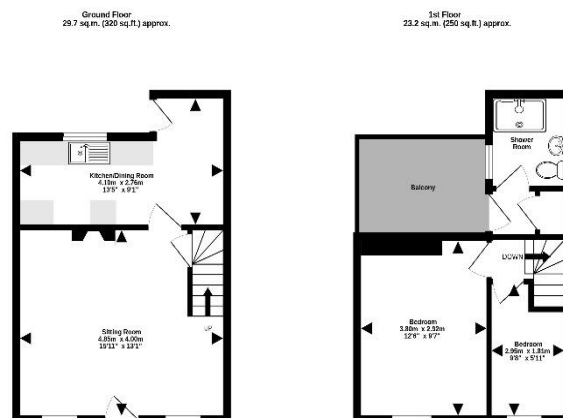
BEDROOM 2

2.95m x 1.81m (9'8" x 5'11")

uPVC double glazed window to the front aspect and radiator.

SHOWER ROOM

Corner cubicle with tiled surround and electric shower over, pedestal wash hand basin and low-level WC. uPVC obscure double glazed window to the rear aspect, radiator and extractor fan.



TOTAL FLOOR AREA: 52.9 sq.m. (570 sq.ft.) approx.
*These measurements have been made to the best of our knowledge and are not intended to be used for any other purpose. They are for information only and should not be used for any other purpose. The measurements are taken to the internal face of the walls and are not intended to be used for any other purpose. The measurements are taken to the internal face of the walls and are not intended to be used for any other purpose. The measurements are taken to the internal face of the walls and are not intended to be used for any other purpose.

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