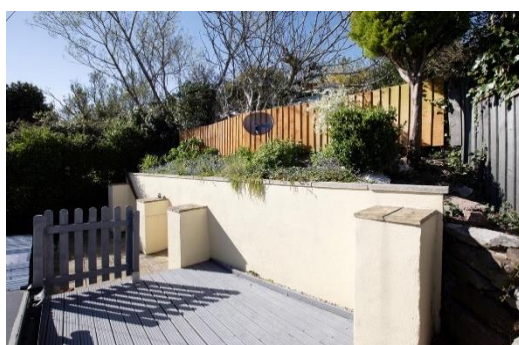
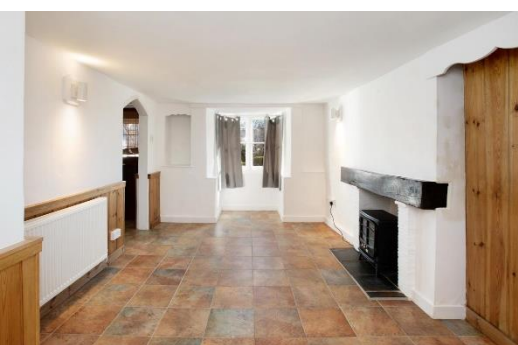


Old Town Street, **Dawlish**, EX7 9AT

NO ONWARD CHAIN. A fantastic opportunity to purchase this charming detached Grade II listed cottage situated just off the town centre with parking, enclosed garden and gas central heating. FREEHOLD, COUNCIL TAX BAND - C, EPC - D.

£240,000

01626 862379

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FRASER & WHEELER

FRONT DOOR TO:

DINING ROOM

Window to the front, tiled floor, radiator, stairs leading to the first floor with storage below and access to:

LIVING ROOM

Window to the front and rear, two radiators, wall light points, tiled floor and feature fireplace surround.

KITCHEN

Matching base and eye level units with roll top work surfaces over, stainless steel sink with drainer and mixer tap, gas hob with oven below, space for appliance, roof light and access to:

UTILITY

Radiator, door leading to the rear garden, wall mounted gas central heating boiler, cupboard and space for further appliances.

FIRST FLOOR LANDING

Doors to:

BEDROOM 1

A lovely room with radiator, storage cupboards and window to the side.

BEDROOM 2

Window to the rear and radiator.

BATHROOM

Suite comprising panelled bath, wash hand basin, WC, part tiled walls and window to the front of the property.

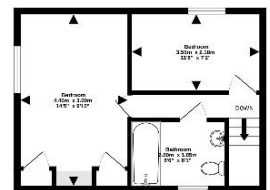
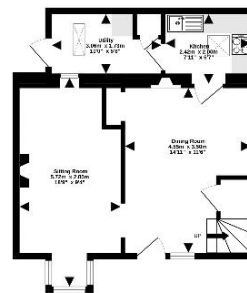
OUTSIDE

A metal gate provides access to a gravelled parking space, steps lead up to a paved patio and access to the front door and side access leading to the rear garden. To the side of the property is a useful storage cupboard and access to the rear. The rear garden has steps leading to a paved patio, decked seating area and raised beds with established plants and shrubs.



Ground Floor
99.8 sq.m. (428 sq.ft.) approx.

1st Floor
31.2 sq.m. (336 sq.ft.) approx.



TOTAL FLOOR AREA: 71.9 sq.m. (764 sq.ft.) approx.
*These plans are not intended to be used as a substitute for a professional survey. They are provided for information only and should not be relied upon for any legal or financial purposes. The purchaser should verify the accuracy of the information provided and should consult a professional surveyor for a detailed survey of the property.

FRASER
WHEELER

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