



- DECEPTIVELY SPACIOUS END TERRACE COTTAGE
- CONVENIENTLY LOCATED CLOSE TO DAWLISH TOWN CENTRE
- RECEPTION HALL, LIVING ROOM, DINING ROOM
- KITCHEN AND UTILITY AREA
- FOUR BEDROOMS
- TWO EN-SUITES PLUS FAMILY BATHROOM
- REAR GARDEN WITH LAWN AND SEATING AREA
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Brook Street, Dawlish, EX7 9AE

Guide Price £335,000

Dart & Partners are delighted to bring to the market this deceptively spacious four bedroom end of terrace cottage. Conveniently located in a level location close to town. Accommodation briefly comprising; reception hall, living room, dining room, fitted kitchen, utility room, four bedrooms, two en-suites plus family bathroom, rear garden, uPVC double glazing and gas central heating. Very large loft space provide huge potential for further living space to be created subject to relevant consents.



Property Description

Glazed timber front door opens into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Squared arch through to...

DINING ROOM

With uPVC double glazed window to front, fireplace with timber mantle, recessed alcove shelving to either side, radiator, power points. Door opening to large storage cupboard.

LIVING ROOM

Dual aspect with uPVC double glazed window to front and side, fireplace, two radiators, power points.

KITCHEN

Dual aspect with uPVC double glazed window to rear and side aspect, range of matching wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, range cooker, tiled splash backs, cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating, integrated fridge and freezer, radiator. Two steps up into...

UTILITY AREA

With space and plumbing for washing machine, power points, wall mounted electric meter, obscure glazed uPVC back door giving access out to rear garden.

OUTSIDE

The rear garden has an area of hardstanding and a timber gate gives access out onto Town Tree Hill. Steps lead up to the main area of garden which is predominantly laid to lawn and bordered by some mature plants and shrubs. Additional paved seating area. Timber garden store.

FIRST FLOOR LANDING

Door opening into loft access. Radiator, power point. Door through to...





BEDROOM ONE

With uPVC double glazed window to front, radiator, power points.



BEDROOM TWO

With uPVC double glazed window to front, radiator, power points. Door to...

EN-SUITE BATHROOM

White suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower attachment over, tiled splash backs, glazed shower screen.

Interconnecting door from bedroom two through to...



BEDROOM THREE

With uPVC double glazed window to front, radiator, power points.



FAMILY BATHROOM

With obscure uPVC double glazed window to rear, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower attachment over, tiled splash backs, radiator.

BEDROOM FOUR

With two uPVC double glazed windows to side, radiator, power points. Door through to...



EN-SUITE BATHROOM

With obscure uPVC double glazed window to rear, close coupled WC, pedestal wash hand basin, panelled bath, tiled splash backs.

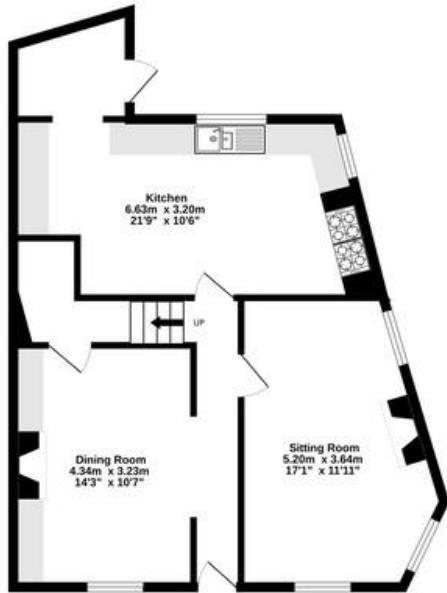


MATERIAL INFORMATION - Subject to legal verification

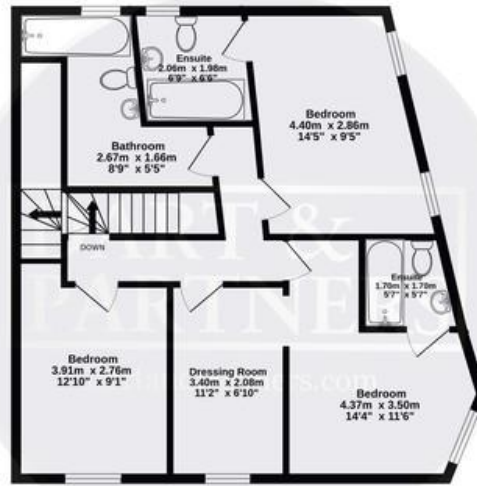
Freehold

Council Tax Band C

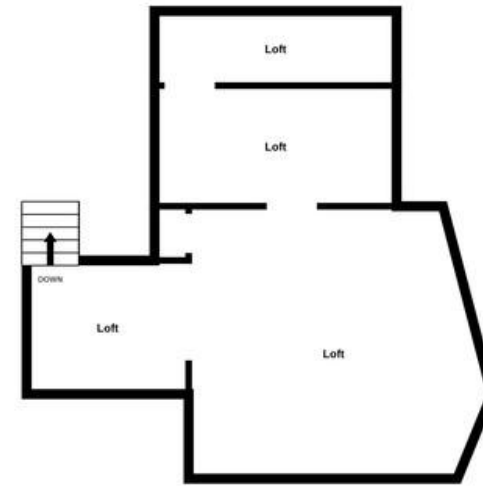
Ground Floor
59.0 sq.m. (635 sq.ft.) approx.



1st Floor
63.4 sq.m. (682 sq.ft.) approx.



Loft Space
48.2 sq.m. (518 sq.ft.) approx.



TOTAL FLOOR AREA : 170.5 sq.m. (1836 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		60	83



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements