

63 Brook Street Dawlish, Devon EX7 9AE



£192,000

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

NO ONWARD CHAIN!

Located just a short, level walk from Dawlish town centre, this beautifully presented, mid-terraced cottage is a rare find. The property has a welcoming lounge, a newly refurbished modern kitchen, two bedrooms, a bathroom, a terraced garden, leading down to the Brook. This is a tranquil spot where you can, if you are lucky, spot the local wildlife, including ducks and kingfishers. Allocated parking is also available, via an annual permit in the off-road car park very nearby. The property is ready to move into and is an ideal property for a first-time buyer, someone downsizing or a landlord.



INTERACTIVE TOUR AVAILABLE ONLINE

Viewing Highly Recommended

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Living Room:

UPVC door opening into the lounge, with double-glazed window to the front, fitted with modern plantation shutters. A brick and tiled fireplace is installed along with an electric fire, telephone and broadband connection points and a range of power points.

Door leading to the kitchen with stairs to the first floor.

Kitchen:

The kitchen has recently been replaced and is fitted with a range of base and wall units with contemporary doors and an electric extractor fan. There is space for an under-counter fridge, and connections for a washing machine and electric cooker. The combi-boiler is wall-mounted at one end. One UPVC double-glazed window, fitted with plantation shutters, overlooks the rear garden, while another looks into the rear lobby. With space for a small dining table, this room is bright and welcoming. A UPVC glazed door leads to

Rear Lobby:

With a glazed roof, this space provides the opportunity for coat and shoe storage and leads to a glazed door to the rear garden. The rear door is also UPVC and glazed.

First Floor Accommodation

Stairs rise towards the first floor, where there are two small landing spaces, giving access to two bedrooms and the bathroom.

Bedroom 1:

This front-facing room has space for a double bed. UPVC windows look to the front of the property and are fitted with plantation shutters. A sliding door provides access to a wardrobe space.

Bedroom 2:

This room has space for a single bed or has the capacity to be used as a home office. A UPVC window, fitted with plantation shutters, looks out to the rear of the property.

Bathroom:

Completing the accommodation is a family bathroom, fitted with white fixtures and fittings, such as a WC, a hand basin and a bath with a shower above. The bathroom has a large fitted airing cupboard and an obscured UPVC window to the rear garden.





Outside

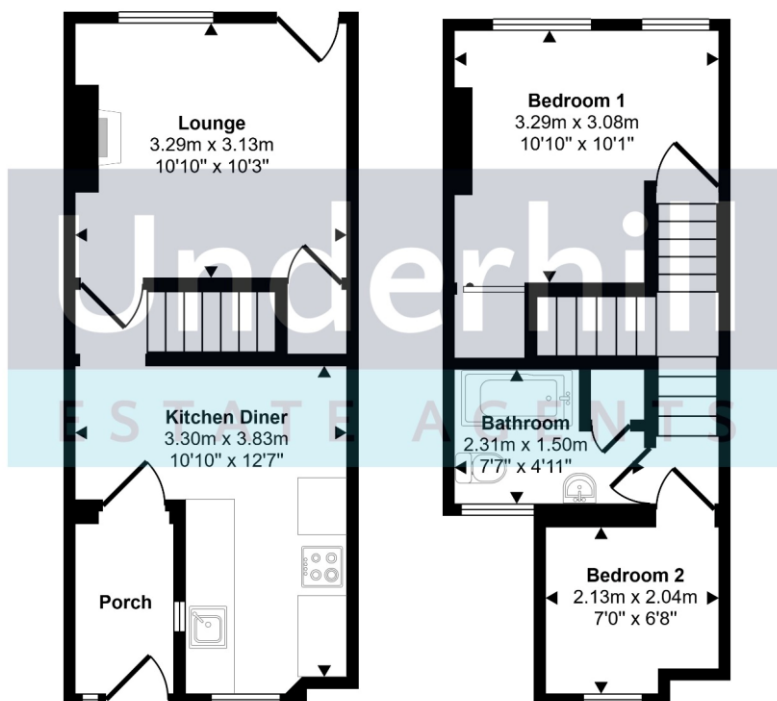
The enclosed garden has a patio area, separated by a rendered brick wall from the main area. This is currently low maintenance. A path leads to the lower garden and contains a metal storage shed. Wooden steps, which are in need of maintenance, take you to the lower garden where the Brook babbles past. This is a tranquil spot where you can, if you are lucky, spot the local wildlife, including ducks and kingfishers. Parking - An off-road parking space is available a very short walk from the property, which is secured by an annual permit from the local council.

Dawlish town, the shops and beaches are a short level walk away. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses, one in Teignmouth and the other in Dawlish Warren. Also within easy reach is the Dawlish Warren National Wildlife Reserve, a beautiful place to relax and take a walk.

Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision is provided at Exeter College, which is near Exeter University, one of the Russell Group Universities. Both education campuses are conveniently situated near Exeter St Davids mainline station, which is a few stops along from Dawlish station. The mainline train station, also ten minutes' walk away, connects Dawlish to London Paddington, Birmingham and Edinburgh and provides easy access to Teignmouth, Plymouth, the Cathedral City of Exeter, and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community feel.



Approx Gross Internal Area
51 sq m / 548 sq ft



For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.



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