

9 Golden Terrace

Dawlish, Devon EX7 9LB



£189,000

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

Welcome to this cosy, 2-bedroom cottage, on a tucked-away, private lane within minutes' walk from the town centre and Manor Gardens and beaches. The property briefly comprises a living room, a modern kitchen, a bathroom and 2 bedrooms. This charming property would be well-suited to a first-time buyer, someone looking to downsize to a cosy and manageable home or a landlord, looking for a property to let on a long or short-term basis. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages; churches, bars and cafés.

INTERACTIVE TOUR AVAILABLE ONLINE

Viewing Highly Recommended

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Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages; churches, bars and cafés. The lawn, in the centre of town, is a focal point for community activities and events. The annual Dawlish carnival in August each year is an established highlight. 2 good primary schools and a good secondary school serve the town well. Dawlish has good transport links, including a train station and easy access to Teignmouth, Exeter and beyond.

The property has a UPVC double-glazed door opening to :

LIVING ROOM:

The recently decorated room creates a cosy space built for both relaxing and socialising. The room is presented with new wood-effect vinyl flooring, an original cast iron fireplace and UPVC double-glazed window. This opens to:

KITCHEN:

The kitchen has recently been upgraded with modern units and worktops. An integrated double electric oven and extractor hood, and dishwasher are fitted. A UPVC double-glazed window overlooks the small rear courtyard. The original wooden beams are on show and painted, to create a modern room. An understairs cupboard is accessed here alongside the large radiator that heats the space. The kitchen leads to a small vestibule and also the stairs to the first floor.

VESTIBULE:

This space has a recess which contains the plumbing for a washing machine, with a shelf above, that houses the space for the fridge. A UPVC door, with a cat flap, leads to a small rear courtyard.

BATHROOM:

The centre of attention in this room is a large, cast-iron, claw-foot bath. An electric shower is installed above. The room has a recessed enamel sink, pedestal W.C. and a UPVC double-glazed window with obscured glass to the rear. The room is fitted with an extractor fan and radiator. With half-height wooden panelling around the room and original beamed ceilings, this room is full of charm.

STAIRS TO THE FIRST FLOOR:

The stairs and both bedrooms have had new carpets within the last year. A small landing provides access to:





BEDROOM 1:

This double bedroom features the original cast iron fireplace and fitted wardrobes in the alcoves. With a UPVC double-glazed window, overlooking the front of the property and a radiator, this room is light and warm.

BEDROOM 2:

The second bedroom has UPVC windows that look over the rear of the property. A built-in cupboard houses the gas boiler, which is approximately 18 months old.

OUTSIDE:

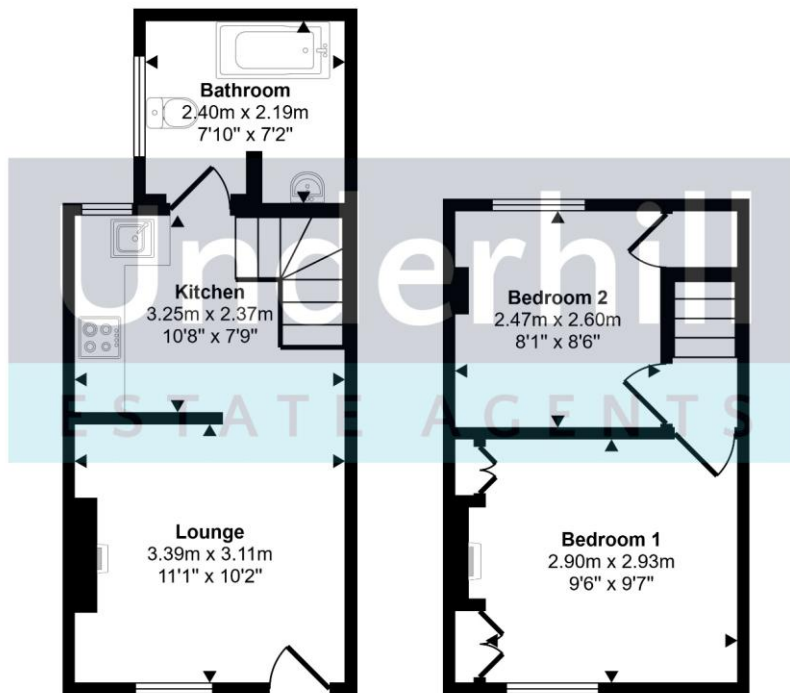
The home is located on a private lane, with metal arches at each end. The lane has an established friendly community of owners. To the front of the house is a small garden area with space for a table and chairs to enjoy the sun and chat with your neighbours. Immediately opposite is a small rose arch with space for a bench below. The lane has a communal area where residents store bins. Annual parking permits can be purchased for Barton Hill car park, which is a 5-minute walk from the property. To the rear there is a very small, enclosed courtyard.

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
43 sq m / 467 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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