



## 6 Hoopern Terrace

Dawlish, Devon EX7 9NH



**OIRO £185,000**

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

This delightful two-bedroom terraced cottage is brimming with charm and character, ideally located in a peaceful neighbourhood. Approached via a rose arch, the front garden offers a tranquil space with established shrubs, a pond, patio area, and greenhouse. Inside, the cosy living room boasts an original working fireplace and bay window, while the kitchen with Belfast sink and adjoining dining room provide a practical yet welcoming layout. Upstairs, the home retains its character with original floorboards throughout, offering two well-proportioned bedrooms and a family bathroom. The master bedroom includes built-in shelving and wardrobe, while the second bedroom enjoys patio doors overlooking the garden. To the rear, a courtyard garden with large shed, plumbing, and gated access completes the home. With gas central heating, double glazing, and the potential to create off-road parking, this cottage is a rare opportunity to secure a characterful home with scope to personalise.

**Ideal for First Time Buyers**

**No Chain**



### Approaches:

A wooden fence leads past the greenhouse, through a charming rose arch and into the front garden, with a patio, small pond, gravelled area, and established shrubs.

### Entrance Hall:

Two understairs cupboards, one with plumbing for a washing machine, stairs to the first floor, and access to the main living areas.

### Kitchen:

Fitted with a range of base and wall units including a glass display unit and Belfast sink, with space for a fridge freezer and connection for a freestanding gas cooker. Opens to the dining room.

### Dining Room:

With a radiator, rear-facing window, and door to the rear courtyard.

### Living Room:

Featuring an original working fireplace, radiator, and bay window overlooking the front garden.







### **Bedroom 1:**

A spacious double with front-facing window, radiator, original fireplace with built-in shelving either side, and a built-in wardrobe.

### **Bedroom 2:**

Double bedroom with patio doors overlooking the rear garden and radiator.

### **Bathroom:**

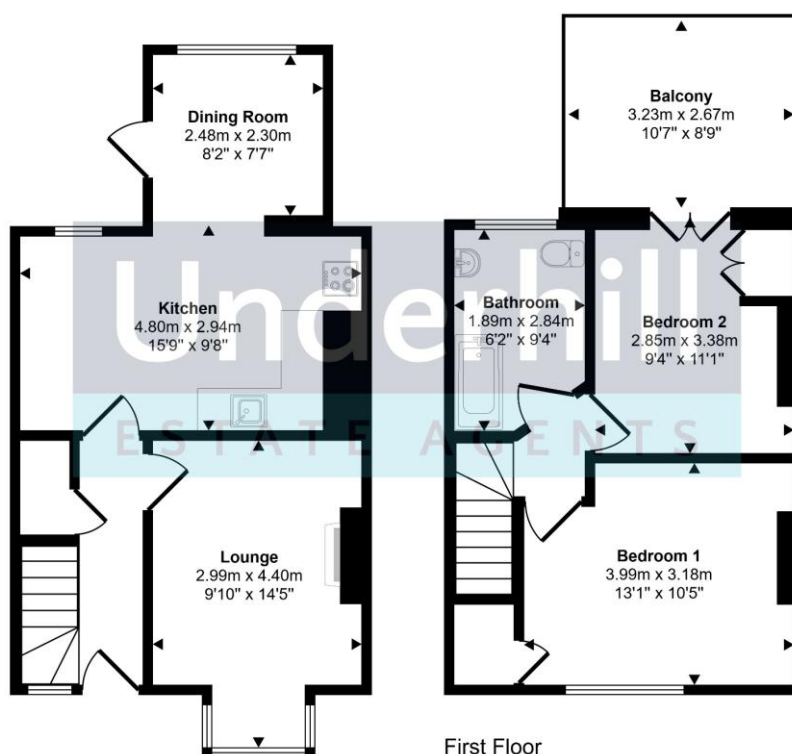
Comprising a bath, pedestal sink, electric shower, WC, and rear window.

### **Rear Garden:**

A small courtyard with a large shed containing plumbing for a washing machine, and a rear gate providing access to the lane.



Approx Gross Internal Area  
72 sq m / 775 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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