

Strand Hill, **Dawlish**, EX7 9HR

Town centre cottage close to all amenities and providing well proportioned accommodation over three floors with the added benefit of a sun trap courtyard with store.

The accommodation is fitted with gas central heating and comprises: living room, kitchen, cloakroom, 3 bedrooms, bathroom.

Tenure: Freehold. Council Tax Band: B. EPC: C

Offers Over £215,000

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Location

Situated in a small street in the heart of the town centre, the cottage is just yards from a wide range of amenities including the beach and railway station. The town centre, which is based around a central lawn and brook, offers a range of chain and independent shops, eateries and pubs.

Accommodation

The well proportioned accommodation is arranged over three floors and is fitted with gas central heating with radiators to principal rooms and most windows are fitted with uPVC double glazing. Entry to the cottage is into a small hall which leads to the living room. This is a lovely room with multi pane bow window to the front aspect and a feature fireplace. A door leads to the kitchen which is fitted with a range of base and wall units with eye level electric double oven and gas hob. A door opens to the courtyard. Also on the ground floor is a useful cloakroom fitted with a white suite. On the first floor are two bedrooms, a double to the front with a feature fireplace and single to the rear of the property and the bathroom is also on this floor and is fitted with a white suite with a shower over the bath. Stairs lead to the second floor landing which has a pleasant outlook over the town towards the sea and a door leads to the main bedroom which is a comfortable double with sloping ceilings and enjoys an outlook over the rooftops towards the countryside on the edge of the town.

Outside

To the rear is an enclosed, low maintenance courtyard which enjoys a surprising amount of privacy and sunshine right through to the end of the day.

Measurements

Ground Floor

Living Room

4.60m x 3.84m (15'1" x 12'7") max

Kitchen

4.60m x 2.54m (15'1" x 8'4") max

First Floor

Bedroom 2

3.25m x 2.57m (10'8" x 8'5")

Bedroom 3

2.57m x 2.54m (8'5" x 8'4")

Bathroom

Second Floor

Bedroom 1

4.67m x 3.02m (15'4" x 9'11")



Second Floor

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