

Beach Street, **Dawlish**, EX7 9PN

A freehold 2 bedroom cottage situated just off the town centre within minutes' walk of the beach and mainline railway station. The property is offered with no onward chain, gas central heating, double glazing and cellar.

FREEHOLD, COUNCIL TAX BAND - B, EPC - C.

£155,000

01626 862379

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FRASER & WHEELER

FRONT DOOR TO

OPEN PLAN KITCHEN/LIVING ROOM

6.49m x 3.97m (21'4" x 13'0")

Radiator, 2 uPVC double glazed windows to the front, stair leading to the upper and lower floors, feature ceiling beams, base and eye level units with work surfaces over, stainless steel sink with drainer and mixer tap, hob with extractor over, eye level oven, plumbing for a washing machine, wall mounted central heating boiler and part wood floors.

CELLAR

3.58m x 3.34m (11'9" x 10'11")

radiator, light, gas meter and consumer unit.

FIRST FLOOR LANDING

Hatch to the loft space, cupboard housing cylinder and doors to:

BEDROOM 1

3.58m x 2.92m (11'9" x 9'7")

uPVC double glazed window to the front, radiator, wood flooring and fitted cupboard. Maximum measurements.

BEDROOM 2

3.12m x 2.28m (10'3" x 7'6")

uPVC double glazed window to the front, radiator and wood flooring.

BATHROOM

Suite comprising panelled bath, wash hand basin, radiator, extractor fan and tiled walls.

CLOAKROOM

WC, wash hand basin and obscure uPVC double glazed window to the rear.



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