

High Street, **Dawlish**, EX7 9HP

Substantial, spacious house offering a great location just yards from the town centre, beach and railway station. It also offers plenty of parking, a large basement and sunny garden. Fitted with gas central heating the accommodation comprises; 2 reception rooms, kitchen, utility, 4 bedrooms and 2 attic rooms.

Tenure: Freehold. Council Tax Band: E EPC: D

£375,000

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Location

The property is situated in the heart of the town, just a few yards from the town centre which offers a range of independent shops and cafes set around the central lawn and brook. There are regular bus and rail services running nearby to Exeter, Torbay and beyond and the property is also just a stones throw from the beach.

Accommodation

The accommodation is principally arranged over two floors with the added benefit of two basement rooms and two attic rooms. The accommodation is fitted with gas central heating with radiators to all principal rooms and a vast majority of the windows have been replaced with uPVC double glazing, sympathetically designed to be in keeping with the original property.

Ground Floor

Entry to the property is in to an entrance vestibule which in turn leads to the reception hall. The living room is a bright, bay windowed room with feature fireplace and connecting door through to the spacious dining room which also has a feature fireplace. Off this room is the kitchen/breakfast room which is fitted with a comprehensive range of base and wall

units with space for appliances and an outlook over the courtyard. Beyond this room is a useful utility/cloakroom with plumbing for a washing machine and a Belfast sink and WC.

Lower Ground Floor

Approached from the dining room, a staircase leads down to the basement which is arranged into two rooms, one of which is used as a workshop and the other to provide additional storage.

First Floor

On the first floor all rooms are situated off the landing. The main bedroom is a spacious, irregular shaped room with a bay window to the front aspect allowing light to flood in. It is currently used as a second sitting room with a feature fireplace. The other three bedrooms are all a generous size with the fourth currently used as a study as it also enjoys a southerly outlook to the front. There is a spacious bathroom with bath and separate shower cubicle as well as a shower room with a three piece suite.

Second Floor

Off the landing a staircase leads to the attic which has been informally arranged as two rooms but are not formally recognised as such.





Outside

To the rear of the property is an enclosed courtyard with steps which lead up to an area of lawn and continue up to a further area of garden which is currently mainly arranged with timber decking. This area of garden is a particular suntrap and enjoys a lovely outlook over the roof tops towards the sea.

Parking

Substantial double gates open into the courtyard where it is possible to park at least two vehicles.

Measurements

Please note; many of the rooms are of an irregular shape and the measurements quoted are the maximum for each room.

Living Room

4.95m (in to bay) x 4.23m (16'3" x 13'11")

Dining Room

5.57m x 3.73m (18'3" x 12'3")

Kitchen/Breakfast Room

4.47m x 3.23m (14'8" x 10'7")

Utility/Cloakroom

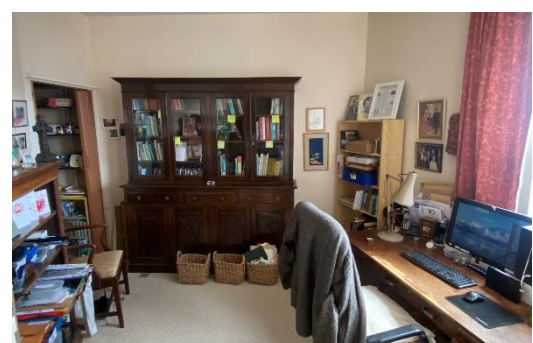
2.84m x 2.08m (9'4" x 6'10")

Bedroom 1

5.12m (in to bay) x 3.53m (16'10" x 11'7") plus
2.07m x 1.77m (6'9" x 5'10")

Bedroom 2

4.14m reducing to 3.34m x 3.34m (13'7"
reducing to 10'11" x 10'11")





Bedroom 3
3.60m x 3.26m (11'10" x 10'8")

Bedroom 4
3.71m x 2.96m (12'2" x 9'9")

Bathroom

Shower Room

Basement

Room 1
5.06m x 3.50m (16'7" x 11'6")

Room 2
5.08m x 4.63m (16'8" x 15'2") max.



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