

Exeter Road, **Dawlish**, EX7 9JD

Period end of terrace Grade II listed thatched cottage a few yards from the town centre, railway station and beach. This charming property also offers a sunny garden and parking. Sitting/Dining Room, Kitchen Utility, Lobby, 2 Bedrooms, Shower Room.

Tenure: Freehold. Council Tax Band: C. EPC - D.

£250,000

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Location

The property offers a convenient location a short walk from the town centre which offers a range of independent shops, eateries and pubs. Also on the doorstep is the beach, mainline railway station and regular bus services.

Accommodation

The cottage retains its period charm with beam ceilings and is principally arranged with the rooms on the ground floor. Entry to the property is into the sitting/dining room which has wood flooring and feature fireplace. The country style kitchen is fitted with a range of base and wall units with wood effect work surfaces and space for appliances. This double aspect room also has a glazed door to the rear garden. There is a useful utility with plumbing for washing machine and a lobby area has a stable door opening to the garden. A single bedroom has a window overlooking the garden. The shower room is fitted with a white suite with shower enclosure with mains shower. A staircase from the sitting room leads up to the main bedroom which is an interesting double room with beams and feature fireplace with timber mantle and slate hearth.

Outside

The garden rises to the rear of the property where it enjoys a sunny aspect from a decked area where there is also a small log cabin. There are a variety of mature shrubs and plants and at a lower level is a paved patio area.

Parking

To the side of the property is a hardstanding parking area for one vehicle.

Measurements

Sitting Room

16'10" x 31'2" (5.13m x 9.50m)

Kitchen

9'10" x 9'6" (3.00m x 2.90m)

Utility

5'0" x 2'8" (1.52m x 0.81m)

Lobby

5'3" x 4'11" (1.60m x 1.50m)

Bedroom 2

8'4" x 6'1" (2.54m x 1.85m)

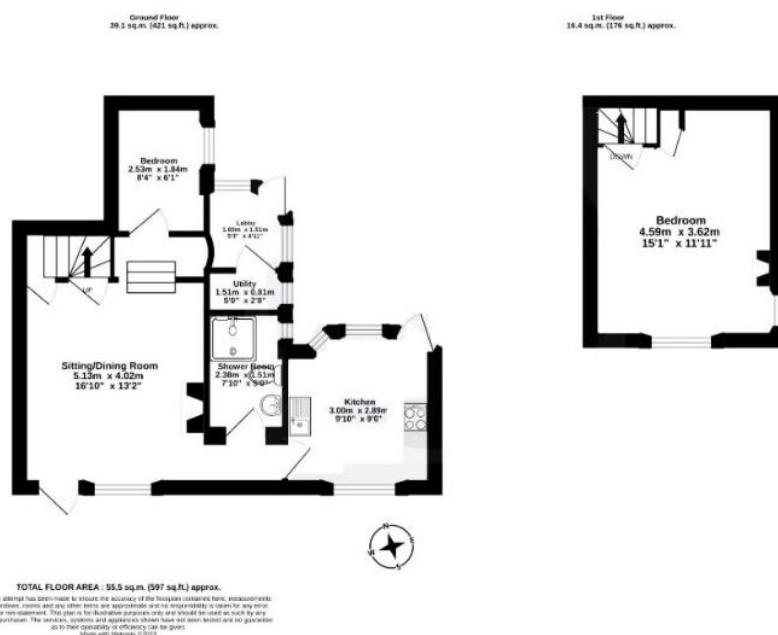
Shower Room

2.39m x 1.51m (7'10" x 4'11")

First Floor

Bedroom 1

15'11" x 11'11" (4.60m x 3.63m)



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