

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.

£235,000

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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)

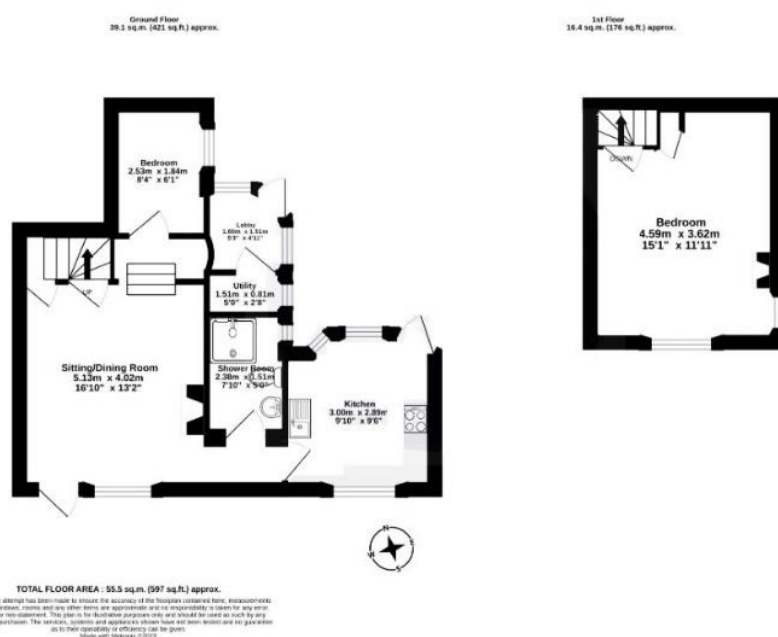
### Shower Room

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

## First Floor

### Bedroom 1

15'1" x 11'11" (4.60m x 3.63m)



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