

Old Town Street, **Dawlish**, EX7 9AW



****COMING SOON**** Charming double fronted, three storey cottage with an abundance of character situated just yards from the Manor Gardens and park and within easy reach of the town centre and beach.

Living Room, Dining Room, Kitchen/Breakfast Room, 2 Double Bedrooms, Bathroom.
Tenure: Freehold. Council Tax Band: B. EPC: D

£220,000

01626 862379

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Location

The cottage is situated just a few yards from manor Gardens and nearby brook and park.

It is also just a short walk from the town centre which offers a range of independent shops, cafes and pubs as well as the beach and regular bus and train services.

Accommodation

The accommodation retains many period features including exposed beams and has the benefit of leaded light double glazed windows and gas central heating with radiators to all principal rooms.

Entry to the property is via the reception hall which has a useful understairs cupboard. The cosy living room has a brick fireplace with open grate fire, shelved alcove and beamed ceiling. The dining room is also full of character with slate flooring and an ornate range with built-in storage cupboards and shelving to alcoves either side. Steps lead down to the cottage style kitchen/breakfast room with a built in dresser unit and Belfast sink. Adding to the character is the vaulted ceiling with exposed beams, a curved wall with exposed timbers and tiled flooring.

On the first floor is a double bedroom with exposed floorboards, ornate fireplace and built-in storage cupboard. The bathroom is fitted with a white suite including a roll top bath and there is also an ornate fireplace.

Approached via stairs from the first floor landing is the main bedroom which has exposed brick walls, beams and floorboards. There is a built in wardrobe and a Velux window with a lovely outlook over the Manor Gardens.

Outside

To the rear of the property is a tiny courtyard area and an outside toilet.

Measurements

Sitting Room

13'2" x 11'3" (4.01m x 3.43m)

Dining Room

13'3" x 10'0" (4.04m x 3.05m)

Kitchen/Breakfast Room

19'7" x 7'3" (5.97m x 2.21m)

First Floor

Bedroom 2

13'0" x 10'0" (3.96m x 3.05m)

Bathroom

11'2" x 7'10" (3.40m x 2.39m)

Second Floor

Bedroom 1

22'7" x 11'3" (6.88m x 3.43m)

19 Queens Street, Dawlish, Devon, EX7 9HB

Telephone: 01626 862379

Email: info@fraserandwheeler.co.uk

www.fraserandwheeler.co.uk



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