

Albert Cottages, Dawlish, EX7 9JZ



A deceptively spacious town centre cottage situated in a tucked away position with a good degree of privacy. The property benefits from uPVC double glazing, gas central heating, two staircases and a paved courtyard garden with a southerly aspect.

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

£249,950

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UPVC DOUBLE GLAZED DOOR TO...

LOUNGE

UPVC double glazed sash window to the front, radiator, coved ceiling, engineered wood flooring, door with stairs leading to the first floor and door to:

KITCHEN/DINING ROOM

Individually designed base and eye level units with roll top work surfaces, stainless steel sink with drainer and mixer tap, mini AGA, integrated fridge, tiled splash backs, part tiled floor, radiator, uPVC double glazed sash style window to the front, second staircase leading to the first floor and doors leading to:

WC

Suite comprising WC, wash hand basin with vanity unit below, radiator, obscure uPVC double glazed window to the side, part tiled walls and cupboard housing the gas central heating boiler.

ENTRANCE/SUN LOUNGE

uPVC double glazed windows and double doors opening onto the garden. Arch to:

UTILITY ROOM

Work top surfaces with eye level units above, plumbing for a washing machine, dishwasher and storage space.

FIRST FLOOR LANDING

The property has 2 areas of landing space due to the 2 staircases with doors leading to:

BEDROOM 1

uPVC double glazed sash style window to the front, radiator and recessed wardrobe. Interlinking door to:

BEDROOM 2

uPVC double glazed sash style window to the front, radiator, staircase leading to bedroom 4 and interlinking door to bedroom 1.

BEDROOM 3

Radiator and Velux window.

FAMILY BATHROOM

Suite comprising panelled bath, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls and Velux window.

BEDROOM 4/FAMILY ROOM

A fantastic multi-purpose room with 2 radiators, eaves storage and 3 uPVC double glazed windows to the front with open views over Dawlish.





OUTSIDE

The property has a paved courtyard garden with established plants and shrubs, feature pond and a good degree of privacy. A real feature of the property and garden is the southerly aspect.

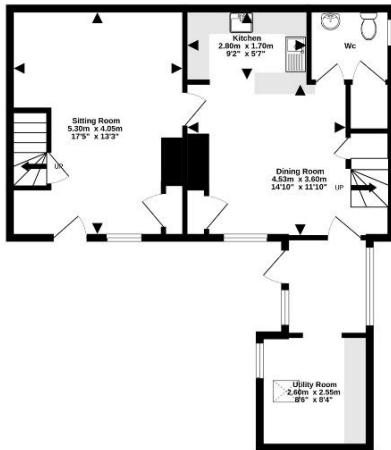
AGENTS NOTE

The current owners of the property rent a GARAGE circa 10 minutes' walk away from the property. It is understood that the owner of the garage will consider continuing this arrangement to continue subject to separate terms being agreed with them.

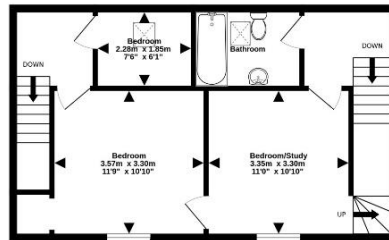
We are advised the loft conversion was completed in 1991. Please note that no completion certificate is available as they were not issued until 1992.



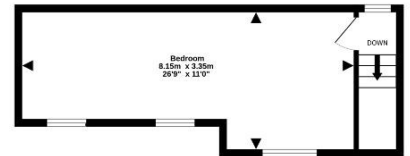
Ground Floor
56.7 sq.m. (610 sq.ft.) approx.



1st Floor
46.7 sq.m. (503 sq.ft.) approx.



2nd Floor
26.2 sq.m. (282 sq.ft.) approx.



TOTAL FLOOR AREA : 129.6 sq.m. (1395 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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