

High Street, **Dawlish**, EX7 9HH

A 1 bedroom town centre freehold cottage with the advantage of no onward chain, uPVC double glazing and a detached garden with good size summerhouse/shed.

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

£139,950 Offers Invited

01626 862379

[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)

**FRASER & WHEELER**

## FRONT DOOR TO

## ENTRANCE PORCH

Leading to:

## LOUNGE

2 uPVC double glazed windows to the front, storage heater and stairs leading to the first floor.

## REAR HALL

Storage cupboard, window and door leading to the rear.

## KITCHEN

Base and eye level units with work surface over, sink with drainer and mixer tap, plumbing for a washing machine, space for a fridge/freezer, hob with oven below and extractor hood over, tiled floor and uPVC double glazed window to the side.

## FIRST FLOOR LANDING

Leading to:

## BEDROOM

2 uPVC double glazed windows to the front of the property.

## BATHROOM

Suite comprising panelled bath with screen over, WC, wash hand basin, extractor fan and window to the side.

## OUTSIDE

Accessed via a shared pathway and detached from the property is an enclosed courtyard garden with patio, part timber fence surround and a good size summerhouse/garden shed.

## AGENTS NOTE

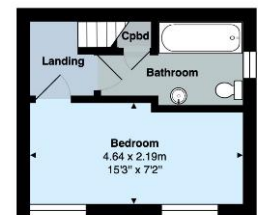
The neighbouring property extends over the kitchen, resulting in a flying freehold.

You are advised to discuss this with your mortgage lender and solicitor, as it may have implications for mortgage availability.

The garden is not directly attached to the house and is accessed via a shared pathway.



Ground Floor  
Approx. Floor Area: 37.0 m<sup>2</sup> ... 398 ft<sup>2</sup>



First Floor  
Approx. Floor Area: 18.4 m<sup>2</sup> ... 198 ft<sup>2</sup>

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