



Individual detached property enjoying a secluded position conveniently located for the town centre, beach and public transport. Suitable for buyers of all ages, the property offers excellent scope for updating to personal taste and provides open-plan living accommodation, three bedrooms and a bathroom. Attractive gardens, ample parking and solar panels.

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

£325,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

Location

Tucked away from the road behind an established wisteria and set above a stone wall, the property enjoys an excellent elevated position on a well-regarded road of individual homes. The property offers a peaceful and secluded setting while remaining conveniently located for the town centre. The town provides an excellent range of predominantly independent shops, cafés, restaurants and pubs, centred around the attractive lawn and brook, which is renowned for its resident black swans. The property is also within easy reach of the mainline railway station, while a regular nearby bus service offers excellent transport links to the surrounding area.

Accommodation

The property enjoys a lovely southerly outlook with glimpses of the sea in the distance and offers well-proportioned accommodation with the benefit of gas central heating. Exposed timber features add to the character of the home, creating a charming cottage-style feel throughout. It now provides an excellent opportunity for a purchaser to update and decorate to their own taste, making it appealing to buyers of all ages.

The accommodation is entered via a useful entrance lobby which opens into the open-plan living space. The lounge area enjoys a bright and sunny aspect overlooking the garden, with a full-height window allowing natural light to flood the room. The dining area leads through to the cottage-style kitchen, fitted with wooden work surfaces and a dresser-style unit, together with space for appliances and a gas point for a cooker. A door provides access to the rear of the property.

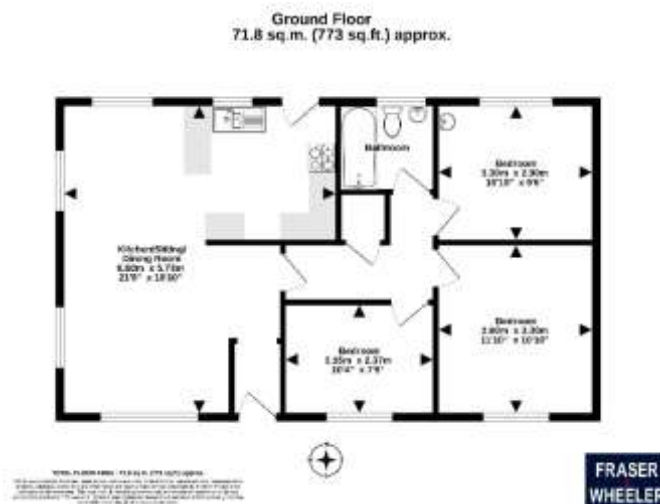
An inner hallway gives access to the three well-proportioned bedrooms, all featuring natural timber doors, with two enjoying the attractive outlook over the garden towards the town and the sea beyond. The cottage character continues in the bathroom, which is fitted with a period-style white suite complemented by timber panelling.

Outside

The garden is a particular feature of the property, enjoying a sunny aspect and an open outlook across the town towards the sea. Arranged with two lawned areas separated by an attractive slate pathway, while a small slate terrace provides the perfect spot for a bench or seating area to relax in the sun and take in the lovely setting. A variety of mature trees add interest, colour and welcome shade throughout the day and there is a pond to one corner. Pathways to both sides of the property lead to the rear, where there is a useful covered storage area. Steps rise to a further small grass section with additional lean-to storage.

Parking

To the front of the property is hardstanding providing parking for two or three vehicles.



19 Queens Street, Dawlish, Devon, EX7 9HB

Telephone: 01626 862379

Email: info@fraserandwheeler.co.uk

www.fraserandwheeler.co.uk



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.