



Connells

Century Cottage High Street
Dawlish



Property Description

Situated in the heart of Dawlish, this well-presented first floor apartment offers bright and spacious accommodation, ideal for first-time buyers, downsizers or investors. Benefitting from a 50% share of the freehold, the property combines character with modern comforts and is conveniently located within easy reach of the town centre, railway station and picturesque seafront.

Accessed via a communal entrance and staircase, the apartment opens into a welcoming landing leading to a generous open-plan lounge/dining room, providing an excellent space for relaxing and entertaining. The adjoining fitted kitchen is well-equipped with a range of units, work surfaces and integrated cooking appliances.

The property offers two well-proportioned double bedrooms, both enjoying plenty of natural light, together with a modern bathroom fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

Finished in neutral décor throughout, the apartment is ready to move straight into and benefits from gas central heating and double glazing.

This attractive home enjoys a central yet tucked-away position within walking distance of Dawlish's shops, cafés, beaches and scenic coastal walks, making it an excellent permanent residence, holiday home or buy-to-let investment.



Front Of The Property

A communal front door leads into the main hallway.

Hallway

Stairs taking you to the private entrance of the apartment. On the first floor landing you will find a loft hatch and smoke detector.

Living/Dining Room

17' 11" max x 10' 10" max (5.46m max x 3.30m max)

Door into the living/dining room with three double glazed windows to the front of the property, two wall mounted radiator and an archway leading into the kitchen.

Kitchen

9' 11" max x 5' 5" max (3.02m max x 1.65m max)

Wall and base units, one bowl stainless steel sink/drainers, four ring gas hob with extractor over, electric oven, space for undercounter fridge/freezer, plumbing for washing machine, part tiled and a wall mounted central heating boiler.

Bedroom One

9' 11" max x 9' 10" max (3.02m max x 3.00m max)

Double glazed window to the rear of the property and a wall mounted radiator.

Bedroom Two

9' 4" max x 8' 1" max (2.84m max x 2.46m max)

Double glazed window to the rear of the property and a wall mounted radiator.

Bathroom

Bath with mixer taps, shower over and glass screen, WC, vanity wash hand basin, heated towel rail, wall mounted radiator, extractor fan and part tiled.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01626 365 064
E newtonabbot@connells.co.uk

4 Bank Street
 NEWTON ABBOT TQ12 2JW

directions to this property:
 What3Words///logbook.simulator.token

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NAB312615

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NAB312615 - 0015