

Old School Mews, **Dawlish**, EX7 9NN



A delightful development converted from an old primary school within easy reach of Dawlish Town, transport links and local beaches. This property briefly comprises lounge/diner, fitted kitchen, cloakroom, two double bedrooms and family bathroom. Further benefits include feature window, gas central heating, rear courtyard garden and allocated parking.
FREEHOLD, COUNCIL TAX - B, EPC - C.

249,950

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FRASER & WHEELER

LOCATION

Dawlish is a popular sea side town with its traditional sea front and beach with the accompanying world renowned coastal railway line on the front forming part of Brunel's historic atmospheric rail line. A busy town with individual shops and pretty streets there is good schooling nearby and easy access to mainline stations for the commuter as well as fast access to the nearby road networks. The attractions of Dartmoor are nearby as is the regional city of Exeter with its shopping and cosmopolitan dining and eateries. Exeter Airport is close by as is a regular ferry service to Topsham and Exmouth across the Exe Estuary.

FRONT DOOR:

HALLWAY

Radiator, wall mounted consumer unit, stairs to first floor landing, tiled flooring and door to:

CLOAKROOM

A continuation of tiled flooring into the cloakroom with close coupled WC, wash hand basin, extractor fan and door to under stairs storage.

LOUNGE/DINING ROOM

6.42m x 3.69m (21'1" x 12'1") maximum

A spacious open plan lounge/dining room with double glazed feature window and multi glazed door looking out to the rear garden. TV and telephone points, two radiators, downlighters and open to:

KITCHEN

3.06m x 2.31m (10'0" x 7'7")

A matching selection of eye level and base units with roll top work surfaces over. One and half bowl sink and drainer and tiled splashbacks. Integrated appliances include oven and hob with extractor hood over, fridge/freezer, dishwasher and washing machine.

FIRST FLOOR LANDING

Stairs to first floor landing and door to:





BEDROOM 1

4.71m x 2.90m (15'5" x 9'6")

A double bedroom with feature window and Velux and radiator. Storage cupboard housing combination boiler and downlighters.

BEDROOM 2

3.25m x 3.20m (10'8" x 10'6")

A double bedroom with feature window radiator and downlighters.

BATHROOM

A white suite comprising panelled bath with mixer tap and thermostatic shower over with glass screen, pedestal wash hand basin and close coupled WC. Heated towel rail, obscure Velux window, shaver point and tiled flooring.

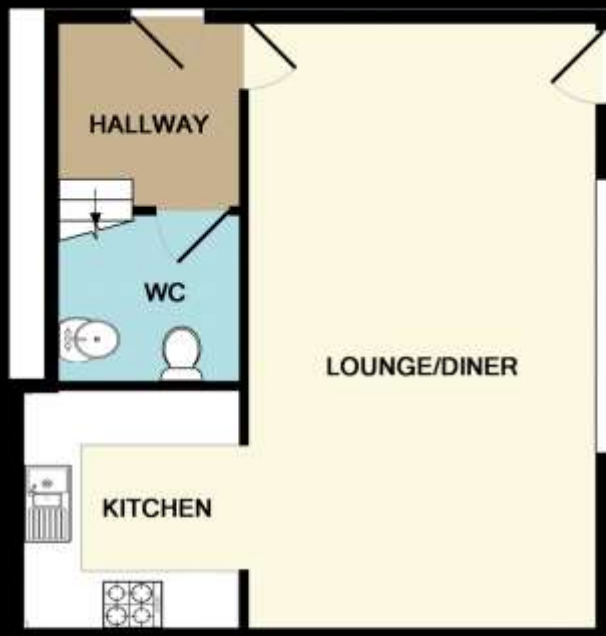
OUTSIDE

The property benefits a pretty enclosed garden leading out from the Lounge, which comprises raised planting beds, a selection of established small trees, climbers and shrubs and is mostly paved for ease of maintenance. Further benefits include outside lighting and power.

PARKING

The property benefits an allocated parking space and there is security gate allowing pedestrian access out onto Stockton Road.





GROUND FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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