



3 Old Town Street, Dawlish

Guide Price **£170,000**

**DART &
PARTNERS**
Established 1971



3 Old Town Street

Dawlish

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- CHARMING COTTAGE SITUATED CLOSE TO THE TOWN CENTRE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- SITTING ROOM, FITTED KITCHEN
- TWO BEDROOMS, FAMILY BATHROOM
- REAR COURTYARD GARDEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING



Offered to the market with NO ONWARD CHAIN is this two bedroom cottage situated close to the town centre with accommodation briefly comprising; sitting room, fitted kitchen, two bedrooms, family bathroom, rear courtyard garden, uPVC double glazing, gas central heating. *** FLOORPLAN TO FOLLOW***
Obscure glazed uPVC front door opens into the...

SITTING ROOM

With uPVC double glazed window to front. Radiator, power points (some with USB sockets). Recessed alcoves to each side of the chimney breast. High level cupboard housing consumer unit and electric meter.

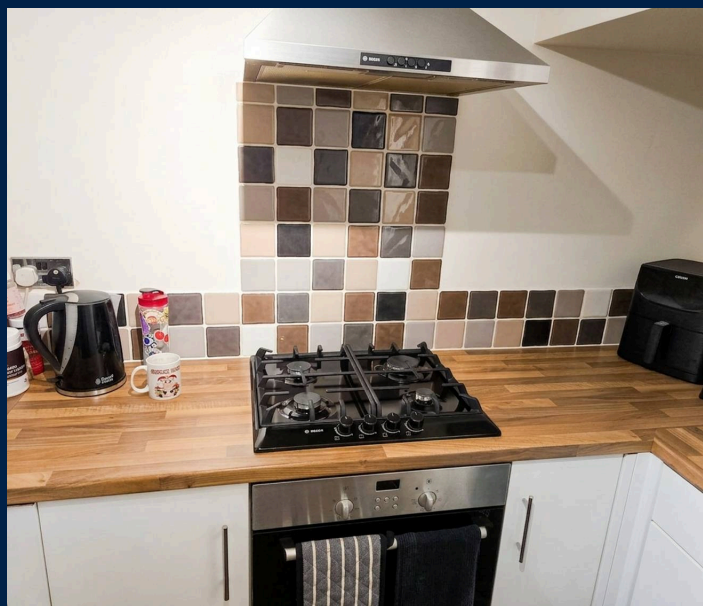
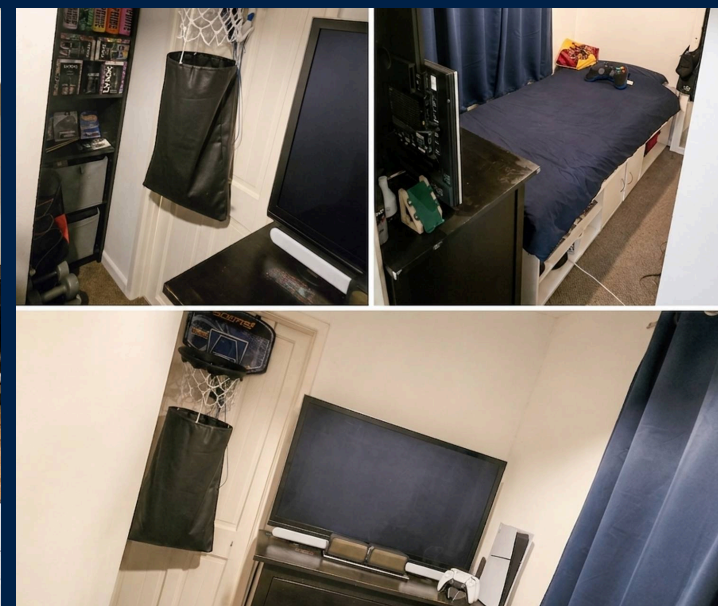
Multi-paned timber door opening through to the...

KITCHEN

With a modern range of high gloss base units with timber effect roll top work surface over, inset stainless steel sink drainer, tiled splash backs, power points, integrated electric oven, four burner gas hob with stainless steel extractor canopy above, wall mounted gas boiler supplying domestic hot water and gas central heating, space for fridge freezer, uPVC double glazed window to rear. Staircase rising to the first floor. Radiator, obscure glazed uPVC back door giving access out to the rear garden. A covered side walkway gives access to the side of the property.

FIRST FLOOR

Door to...





MASTER BEDROOM

With uPVC double glazed window to front, radiator, power points.

Door to...

JACK AND JILL BATHROOM

With obscure uPVC double glazed window to rear. White suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment and folding glazed shower screen, tiled splash backs.

BEDROOM TWO

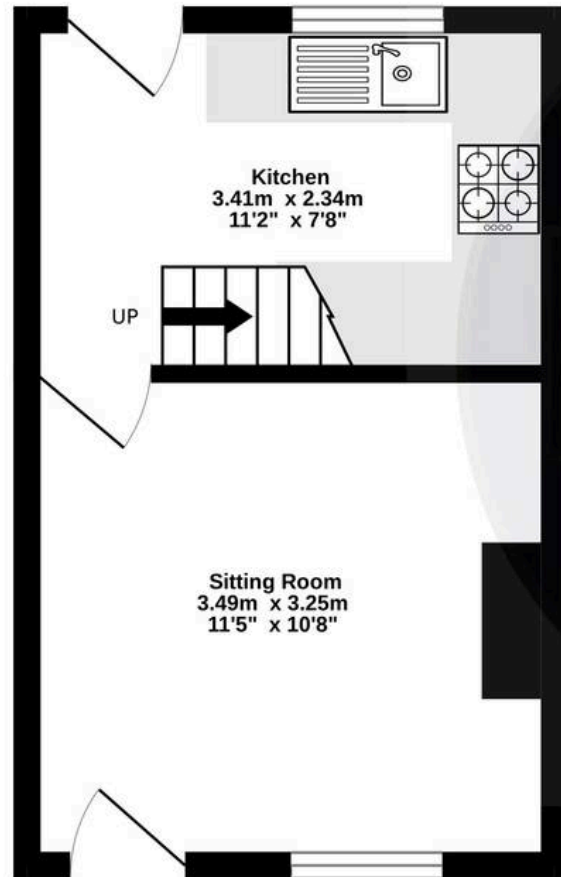
With uPVC double glazed window to rear, radiator, power points. Door giving access to Jack and Jill bathroom.

OUTSIDE

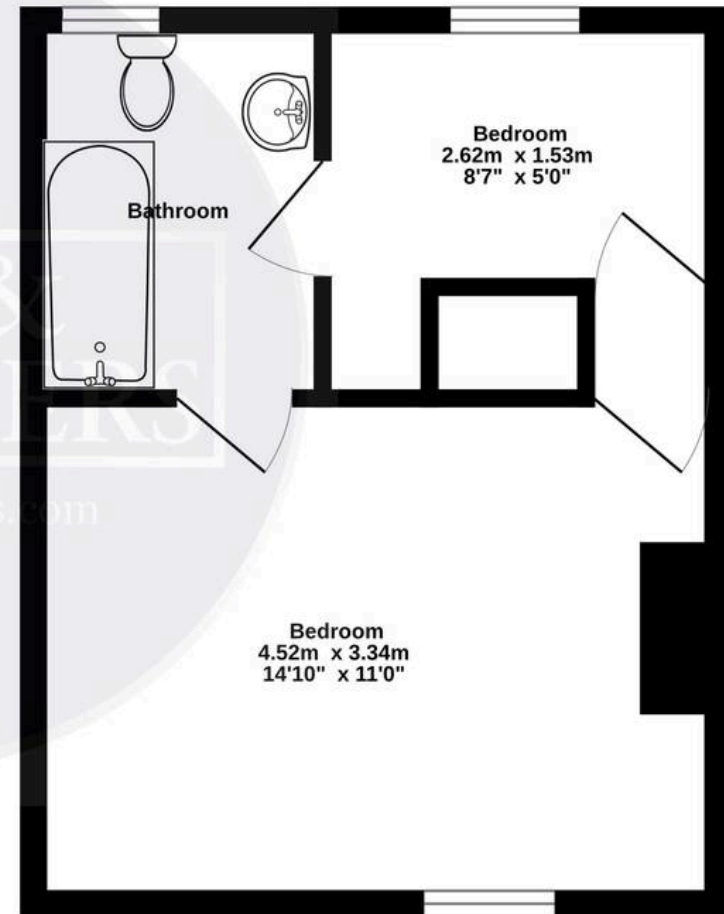
REAR COURTYARD with some artificial turf, space for bistro table and chairs. A timber door gives access to a block built storage shed with power and light. Space for further appliance.



Ground Floor
20.1 sq.m. (216 sq.ft.) approx.



1st Floor
26.8 sq.m. (288 sq.ft.) approx.



TOTAL FLOOR AREA : 46.9 sq.m. (505 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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