1 Golden Terrace, Dawlish

Guide Price **£185,000**

DART & PARTNERS
Established 1971

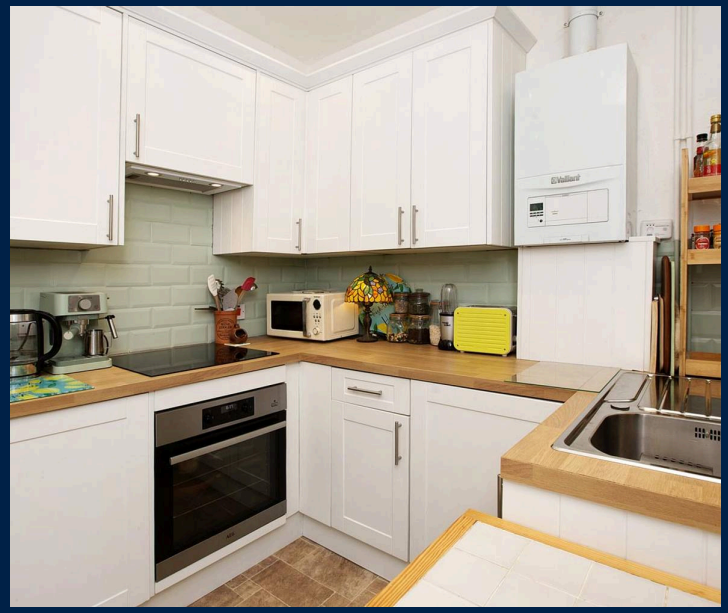
1 Golden Terrace

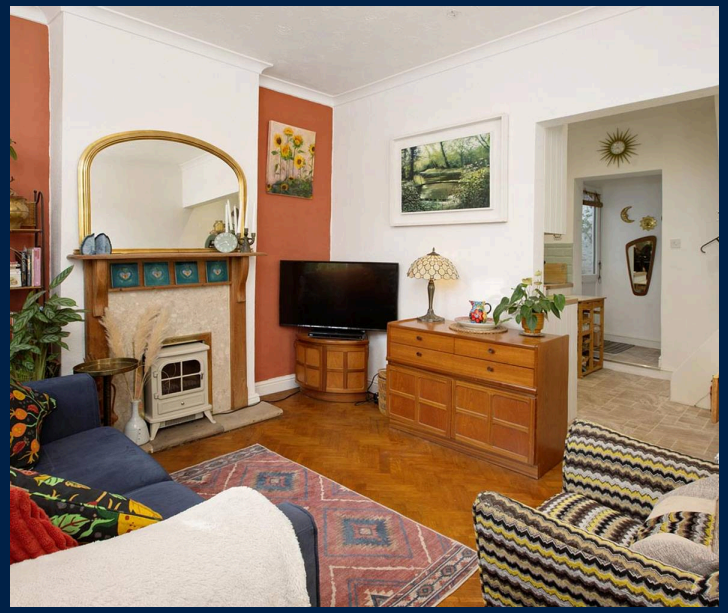
Dawlish

Council Tax band: B
Tenure: Freehold

EPC Energy Efficiency Rating: D

- A CHARMING COTTAGE SITUATED CLOSE TO THE TOWN CENTRE AMENITIES, RAILWAY STATION AND BEACHES
- SITTING ROOM DINER
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- FRONT GARDEN AND REAR COURTYARD
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING
- A FANTASTIC FIRST TIME BUY OR HOLIDAY HOME





Dart & Partners are delighted to bring to the market this charming two bedroom cottage situated off of a pedestrian pathway close to the town centre and all the local amenities on offer including the railway station and beaches etc. The property briefly comprises; sitting room diner, modern fitted kitchen, two double bedrooms, modern shower room, front garden and rear courtyard, gas central heating, uPVC double glazing. A fantastic first time buy or holiday home.

Obscure glazed uPVC front door into...

SITTING ROOM

With uPVC double glazed window to front. Fireplace, parquet effect flooring, radiator, power points, satellite TV connection point, telephone socket.

Squared arch through to...

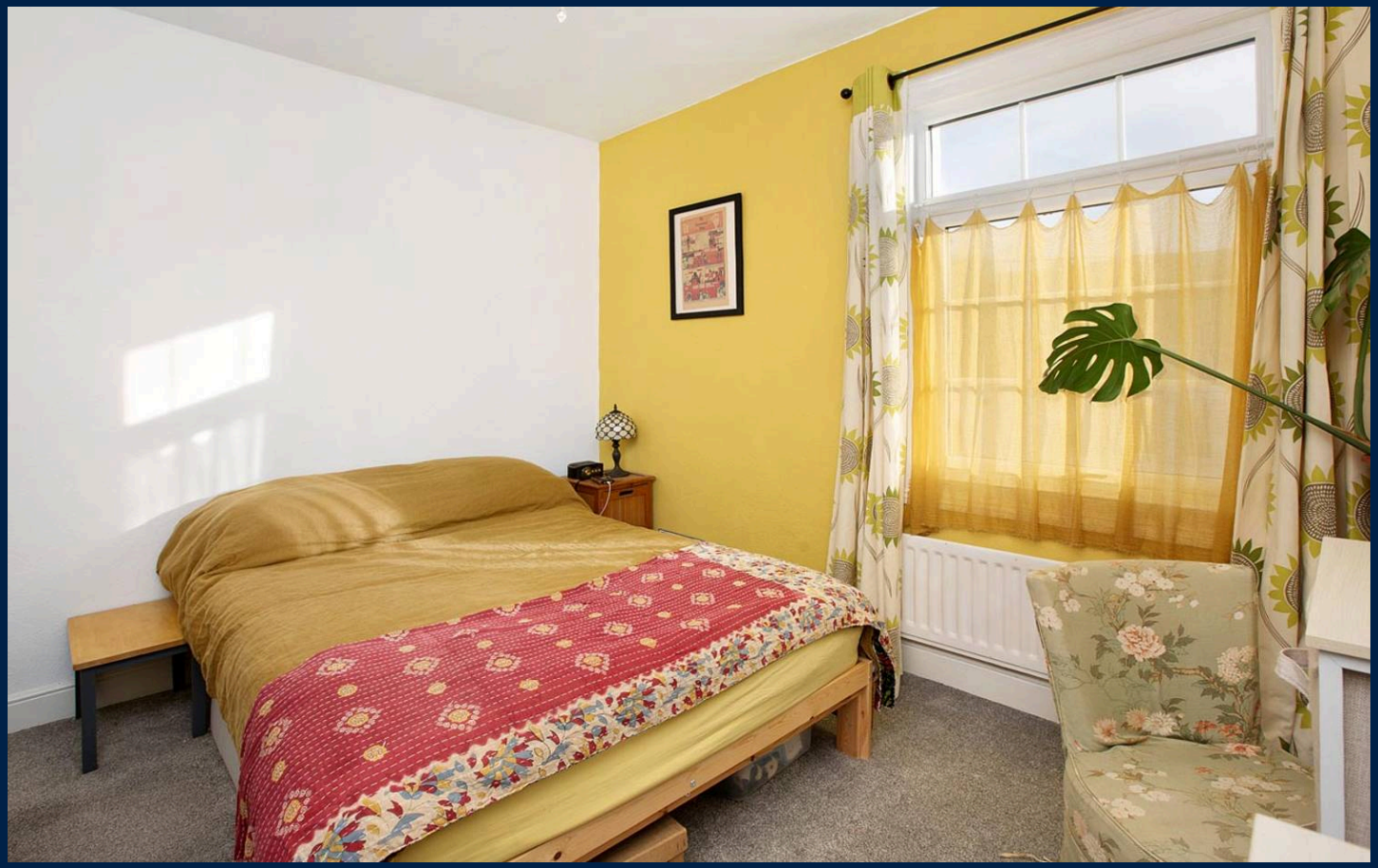
MODERN FITTED KITECHEN

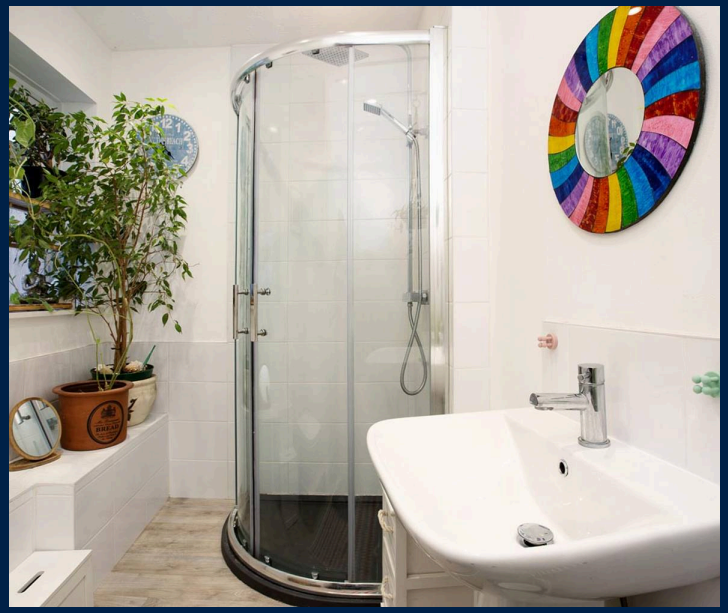
With a range of matching shaker style wall and base units, squared edge timber effect work surface over, inset stainless steel sink drainer, integrated electric oven and induction hob, extractor fan, wall mounted gas boiler supplying domestic hot water and gas central heating, tiled splash backs, uPVC double glazed window to rear, space for table and chairs, useful under stairs storage cupboard, integrated fridge freezer and washing machine, uPVC double glazed back door giving access out to the REAR COURTYARD with space for potted plants and space for a bistro table and chairs.

Door through to...

MODERN SHOWER ROOM

With obscure uPVC double glazed window to side, white suite comprising low level WC, pedestal wash hand basin, glazed quadrant shower enclosure including rainfall head, tiled splash backs, chrome ladder heated towel rail, loft access hatch.





FIRST FLOOR LANDING
With loft access hatch.

From the first floor landing there is an obscure glazed uPVC window to rear giving plenty of natural light.

Door through to...

BEDROOM TWO

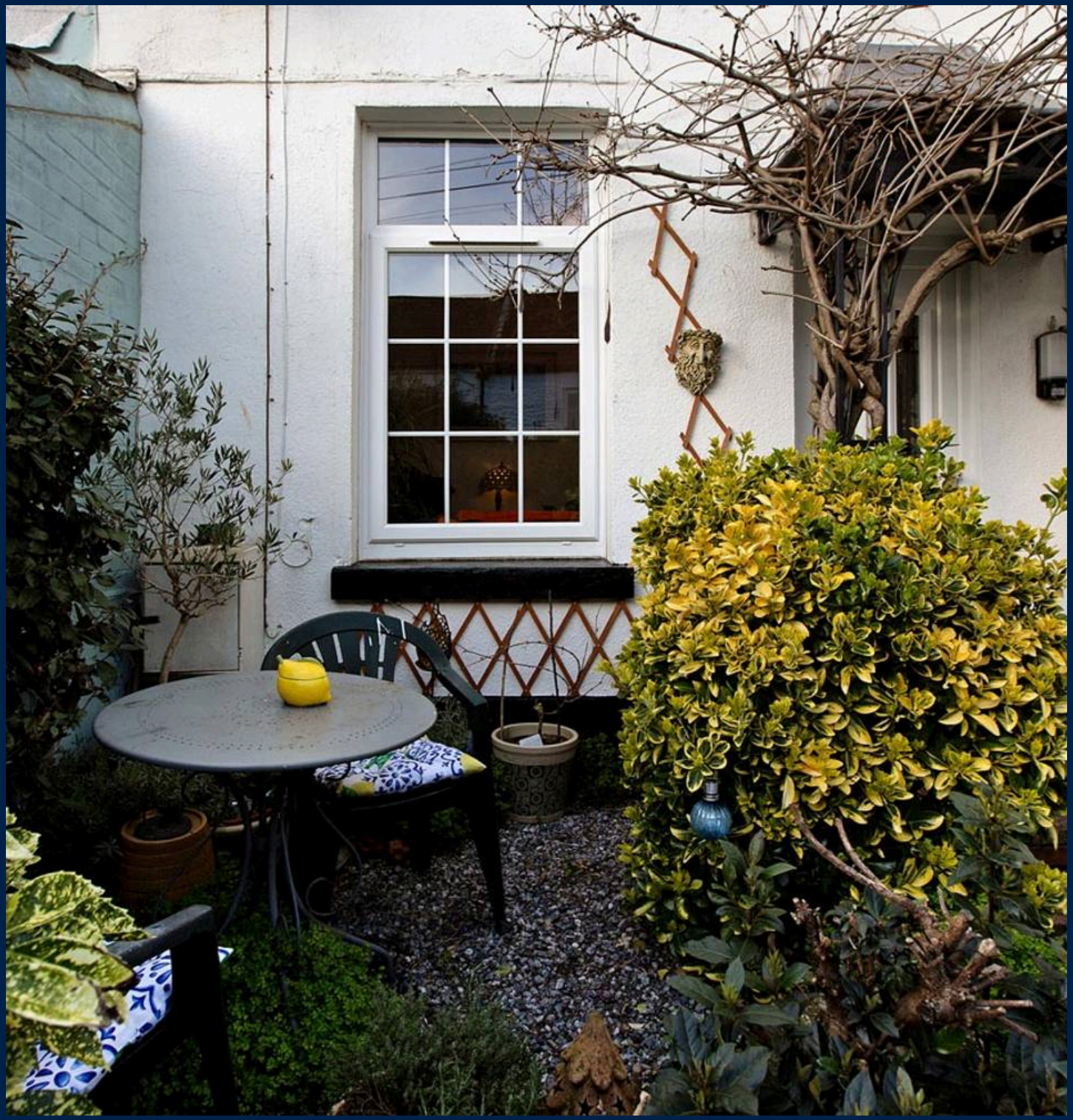
With uPVC double glazed window to rear, radiator, power points.

BEDROOM ONE

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

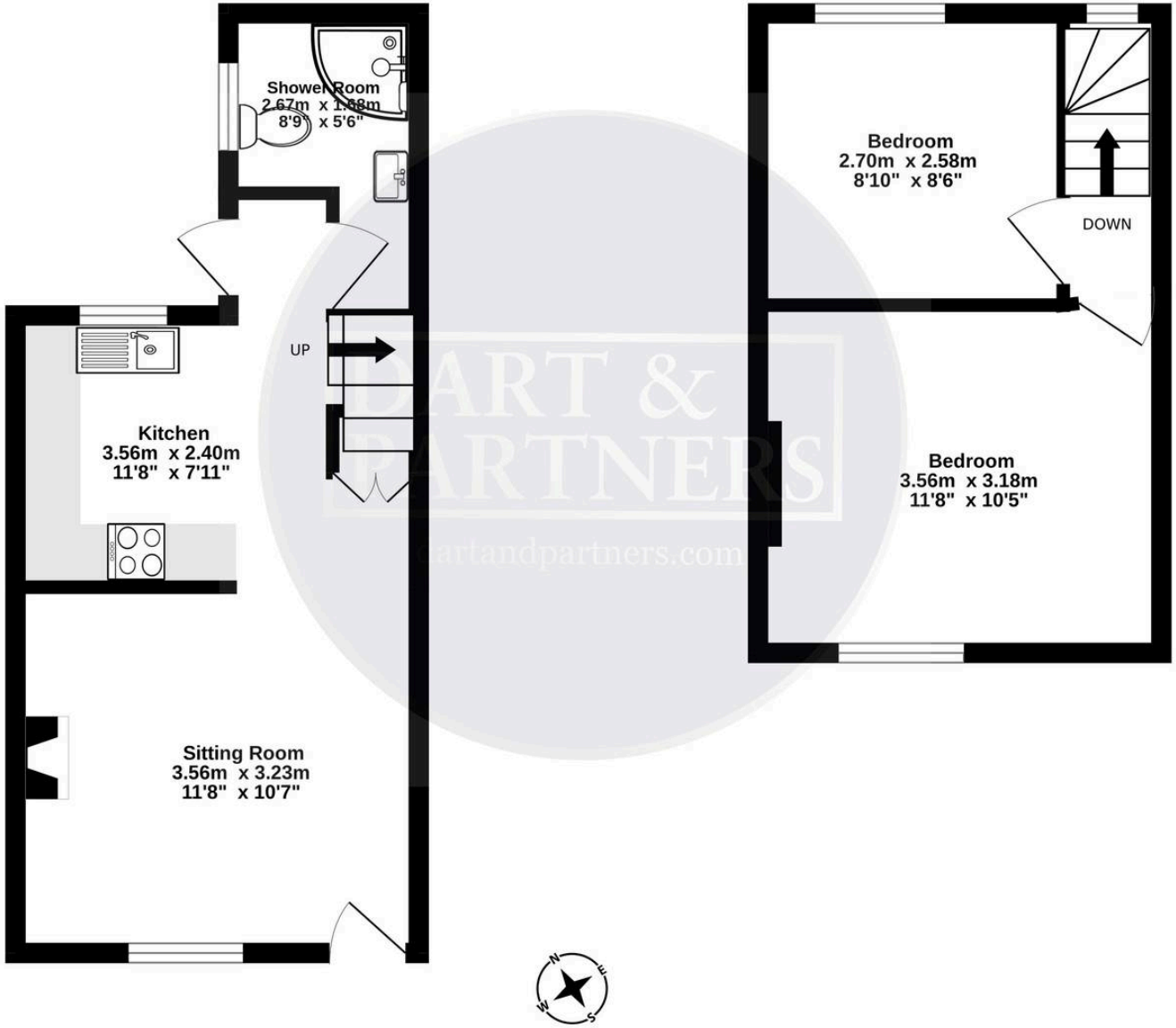
OUTSIDE

To the front is a well stocked garden with space for a bistro table and chairs enjoying a good degree of privacy.



Ground Floor
24.3 sq.m. (262 sq.ft.) approx.

1st Floor
20.0 sq.m. (215 sq.ft.) approx.



TOTAL FLOOR AREA : 44.3 sq.m. (477 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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