

Old Town Street, **Dawlish**, EX7 9AR

End of terrace house close to the town centre and enjoying a pleasant, sunny aspect to the rear and offering well proportioned accommodation with gas central heating.

Reception Hall, Living/Dining Room, 2 Bedrooms, Bathroom, Courtyard Garden. Tenure: Freehold. Council Tax Band B. EPC: D EPC - D.

£210,000

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Location

The town centre is easily reached within about half a mile and offers a range of independent shops, cafes and pubs and just a little further are sandy beaches and the beautiful walk along the sea wall to Dawlish Warren. There are excellent public transport facilities with regular bus and rail services nearby.

Accommodation

End of terrace house offering well-proportioned accommodation with gas central heating and wood features creating a comfortable, charming home.

Entry to the property is via the reception hall which leads to a bright and open-plan living/dining room featuring wooden flooring and ample natural light from dual-aspect sash windows. The space comfortably accommodates both seating and dining areas, with a cosy living section to the front and a dining area to the rear. The fitted kitchen provides ample worktop space and room for appliances, with access to the side.

Upstairs are two bedrooms off the landing, including a principal bedroom with fitted wardrobes, and the second having a pleasant outlook to the rear. The family bathroom includes a shower over bath and an airing cupboard.

Outside

To the rear of the property is a courtyard garden which benefits from a sunny, southerly aspect and a pleasant open outlook.

Measurements

Living/Dining Room

21'11" x 9'10" (6.68m x 3.00m) maximum

Kitchen

11'2" x 7'7" (3.40m x 2.31m)

First Floor

Bedroom 1

12'6" x 9'2" (3.81m x 2.79m)

Bedroom 2

11'2" x 7'7" (3.40m x 2.31m)



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