

Exeter Road, Dawlish

Guide Price £210,000

DART & PARTNERS
Established 1971







5 Exeter Road

Dawlish

Council Tax band: C
Tenure: Freehold

EPC Energy Efficiency Rating: C

- A FANTASTIC GRADE 2 LISTED COTTAGE WITH MANY ORIGINAL FEATURES
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- STEEPED IN LOCAL HISTORY AND DATING BACK TO CIRCA 1539 (although dated by archaeologist as 1450 - 1500)
- WITHIN EASY WALKING DISTANCE OF THE TOWN, BEACH AND EASY ACCESS TO RAILWAY STATION
- PRIVATE TIERED GARDEN TO REAR
- GENEROUS SITTING ROOM DINER, ORIGINAL FIREPLACE
- FITTED KITCHEN, REAR LOBBY
- GROUND FLOOR SHOWER ROOM, TWO BEDROOMS
- GAS CENTRAL HEATING

Offered to the market with NO ONWARD CHAIN is this fantastic Grade 2 Listed two bedroom cottage, steeped in local history dating back to Circa 1539 (although dated by archaeologist as 1450 - 1500), within easy walking distance of the town, beach and railway station. Benefitting from a private tiered garden and with accommodation briefly comprising; generous sitting room diner, original fireplace, fitted kitchen, rear lobby, ground floor shower room, two bedrooms, private tiered garden, gas central heating. An early viewing comes highly recommended.

Timber front door into...

SITTING/DINING ROOM

With leaded feature window to front. Impressive original fireplace housing wood burning stove and with cob ovens as a feature, exposed stonework, timber flooring, useful under stairs storage cupboard housing electric meter, space for large dining table and chairs, power points. Stairs rising to first floor.

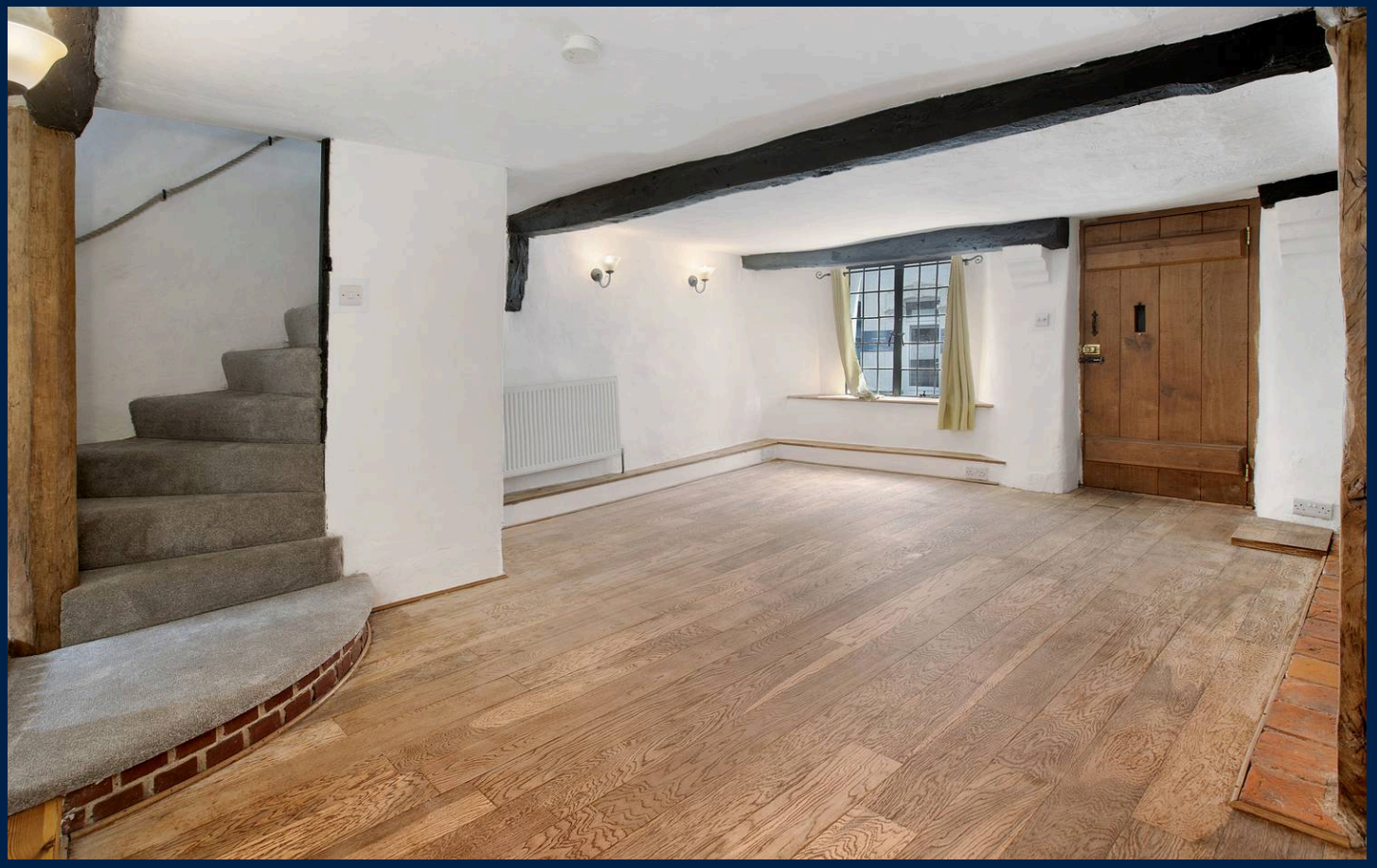
Doorway through into...

FITTED KITCHEN

With a range of matching wall and base units with roll top work surface over, inset composite sink drainer, integrated electric oven, four burner gas hob with extractor canopy above, space and plumbing for washing machine (washing machine can be included if required), integrated fridge, recessed shelving area, two windows to rear.

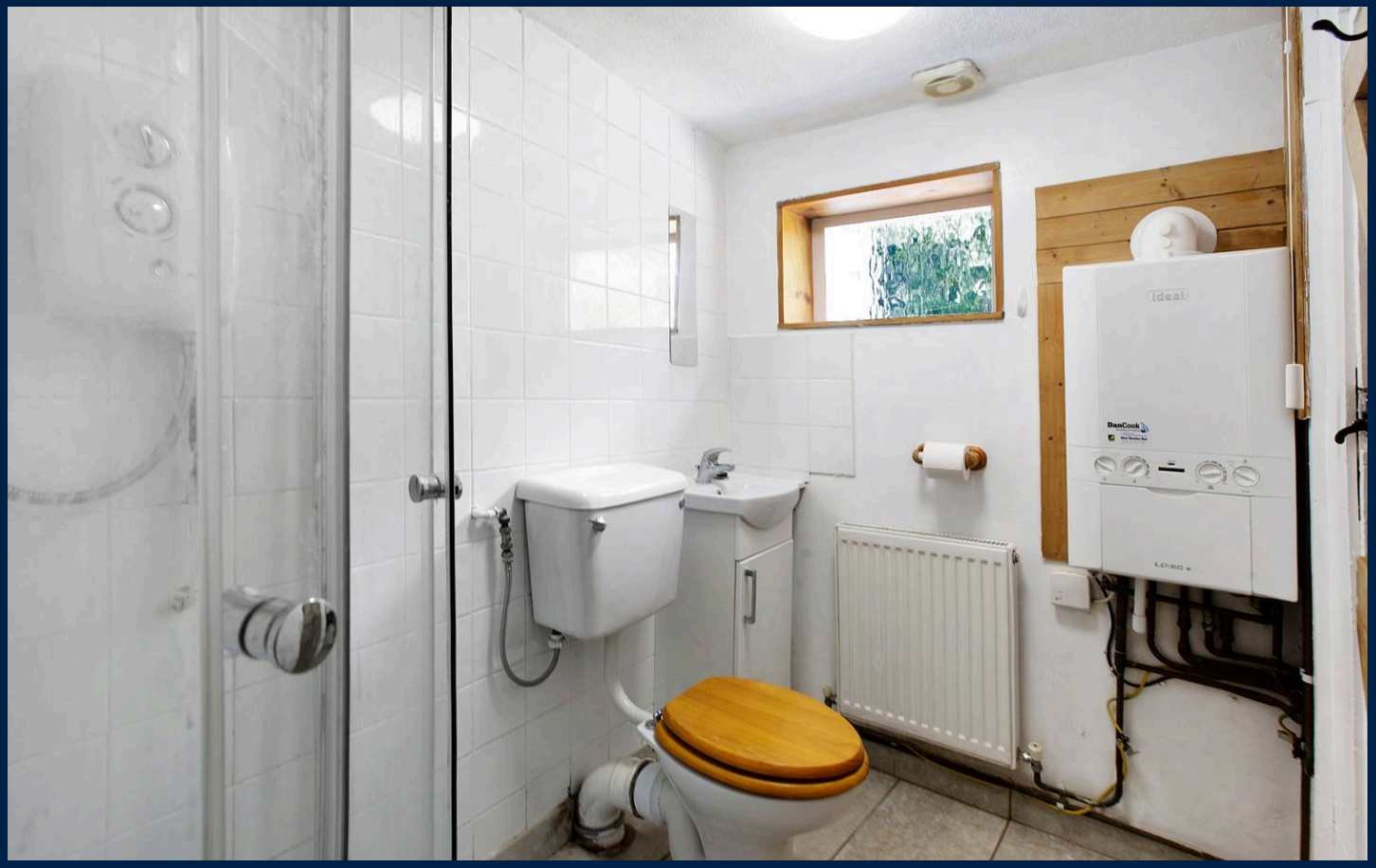
REAR LOBBY

With high level cupboard housing gas meter. Multi-paned timber door giving access out to the rear gardens. Timber door through to the...













GROUND FLOOR SHOWER ROOM

With obscure glazed window to rear. White suite comprising mid level WC, wash hand basin set into vanity unit, glazed quadrant shower enclosure with wall mounted electric shower, wall mounted gas boiler supplying domestic hot water and gas central heating, radiator.

FIRST FLOOR LANDING

Double doors to storage cupboard.

BEDROOM ONE

With leaded feature window to front. Ceiling beams. Loft access hatch. Radiator, power points.

BEDROOM TWO

Multi-paned window to rear. Radiator, power points, telephone socket.

OUTSIDE

To the rear there is a fully enclosed tiered garden, being an attractive feature of the property. On the lower area there is a paved patio. Timber garden shed. Steps leading up to the main area of garden which is predominantly laid to lawn bordered by mature plants and shrubs. Enjoying a sunny aspect.

AGENTS NOTE

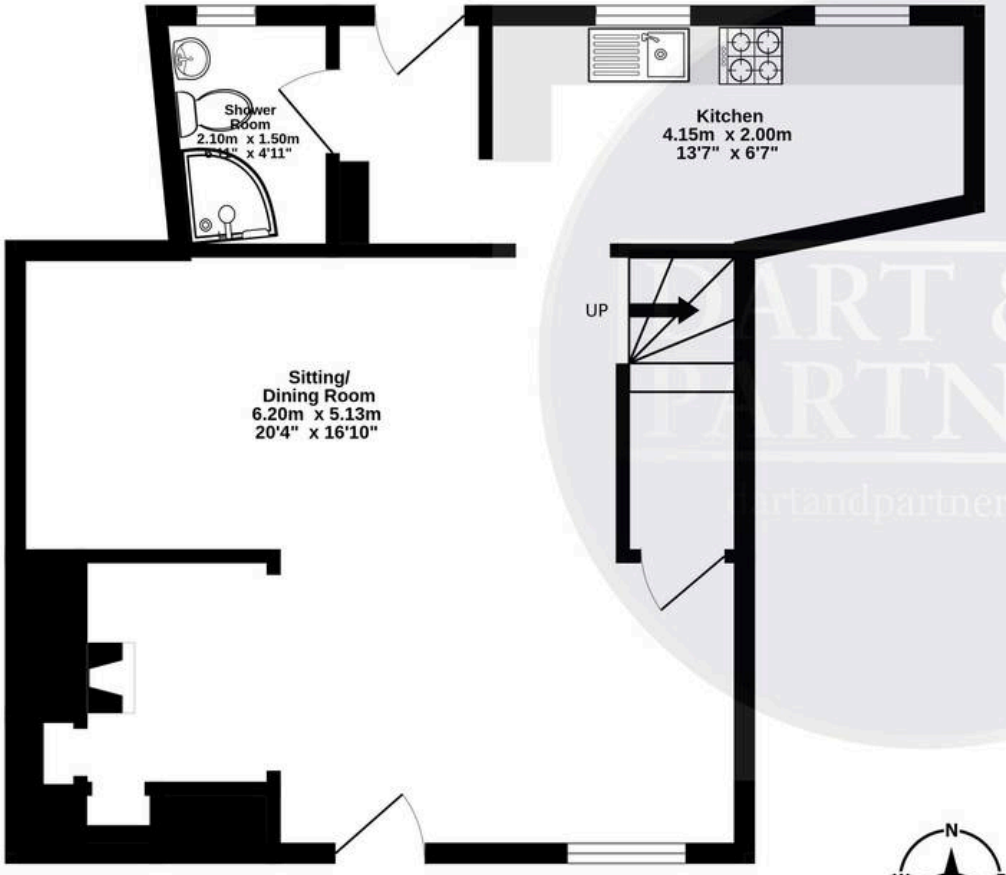
We have been informed that the property has been completely repainted inside and there is new carpeting.

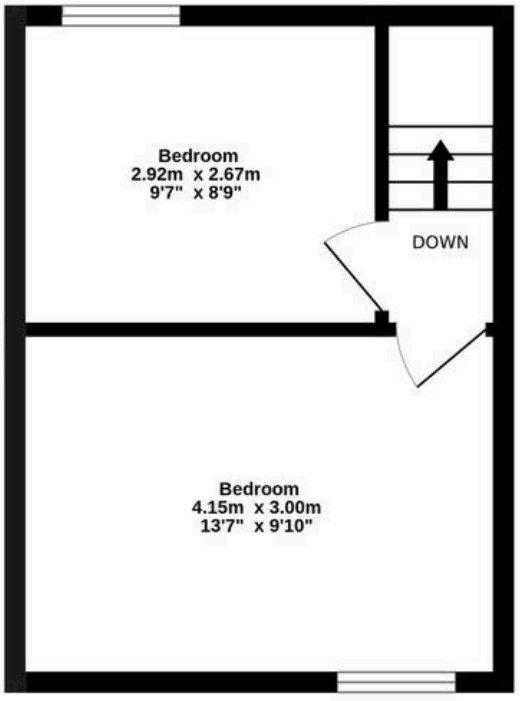
Also that the thatch has been inspected and the ridge replaced just over two years ago.



Ground Floor
43.2 sq.m. (465 sq.ft.) approx.

1st Floor
23.5 sq.m. (253 sq.ft.) approx.







TOTAL FLOOR AREA : 66.7 sq.m. (718 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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