

# Stonelands Cottages, Dawlish, EX7 9BL



A Two Bedroom Cottage situated on a small select development on Edge of Dawlish Town. This cottage comprises lounge, kitchen/diner, two bedrooms and shower room. The property also benefits double glazing, gas central heating, front garden and parking area.

NO ONWARD CHAIN.

FREEHOLD, COUNCIL TAX - B, EPC - C.

£210,000

01626 862379

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**FRASER & WHEELER**

### ENTRANCE HALL

Glazed door into hall with radiator, stairs to first floor landing and multi glazed door to:

### LOUNGE

**4.81m x 3.98m (15'9" x 13'1")**

Double glazed box bay window to the front aspect, radiator, TV and telephone point. Under stairs storage, wall lights and multi glazed door into:

### KITCHEN/DINER

**3.97m x 3.26m (13'0" x 10'8")**

Matching eye level and base units with roll top work surfaces over, one and half sink and drainer with mixer taps. Tiled splashbacks, space and plumbing for washing machine, cooker and fridge/freezer. Cupboard housing combination boiler, double glazed door to the rear store with two further double glazed windows to the rear aspect.

### FIRST FLOOR LANDING

Stairs to the first floor landing, access to loft space and door to:

### BEDROOM 1

**3.85m x 2.99m (12'8" x 9'10")**

Double glazed window to the front aspect, built in wardrobe with hanging rail and shelf. Radiator and TV point.

### BEDROOM 2

**3.83m x 2.02m (12'7" x 6'8")**

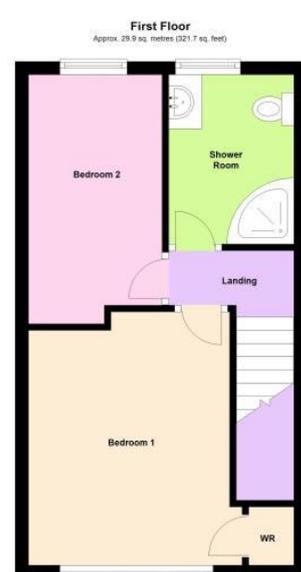
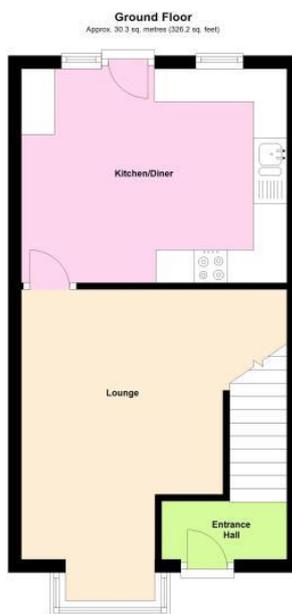
Double glazed window to the rear aspect and radiator.

### SHOWER ROOM

Corner cubicle with thermostatic shower over, glass screen and tiled surround. Low level WC, wash hand basin with vanity cupboard under, part tiled walls, radiator and obscure double glazed window to the rear.

### OUTSIDE

To the front of the property is a southerly facing garden with paved seating area. The rear can be accessed via the kitchen door or rear path with right of way access to the lockable store. The small development also benefits from a parking area.



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