

High Street, **Dawlish**, EX7 9HP

A delightful two-bedroom terraced home with some period features situated in a convenient town location, within close proximity to amenities, transport links and beaches. This home briefly comprises lounge, dining room, a spacious main bedroom, good sized contemporary bathroom with separate WC. To the rear there is a generous store, courtyard and steps leading to the elevated garden area. In addition, the property benefits gas central heating, double glazing, and owned solar panels. Viewings are highly recommended to appreciate this delightful home. FREEHOLD, COUNCIL TAX - C, EPC - C.

£230,000

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FRONT DOOR

Double glazed composite front door into:

VESTIBULE

Wall mounted Consumer unit and solar control panel and multi glazed stained glass door into:

ENTRANCE HALL

Stairs to the first-floor landing with under stairs storage cupboard, radiator, half panelled walls, hard wood flooring and door to:

LIVING ROOM

4.88m x 3.52m (16'0" x 11'7") MAXIMUM

uPVC double glazed bay window to the front aspect, dual fuel wood burner with marble effect hearth and surround, high skirting boards and decorative coved ceiling.

DINING ROOM

3.43m x 2.62m (11'3" x 8'7") MAXIMUM

uPVC double glazed window to the rear aspect, feature fireplace with wooden surround, radiator and hard wood flooring.

KITCHEN

3.63m x 2.55m (11'11" x 8'4")

A selection of shaker style eye level and base units with marble effect work surfaces over. Stainless steel one and half bowl sink with mixer tap. Integrated appliances include eye level oven and grill, induction hob with extractor hood over, and dishwasher. Space and plumbing for washing machine, radiator, tiled flooring and uPVC double glazed door and window looking out to the rear courtyard.

WC

uPVC obscure double-glazed window to the side aspect, half panelled walls, close couple WC and wash hand basin with mixer tap.

FIRST FLOOR LANDING

Stairs to first floor split level landing with high level cupboards over door to:





BEDROOM 1

4.88m x 4.51m (16'0" x 14'10") MAXIMUM

A bright and spacious room with uPVC double glazed bay window to the front aspect with window seat. Radiator and feature fireplace with wooden surround.

BEDROOM 2

3.44m x 2.62m (11'3" x 8'7")

uPVC double glazed window to the rear aspect, picture rail and radiator.

BATHROOM

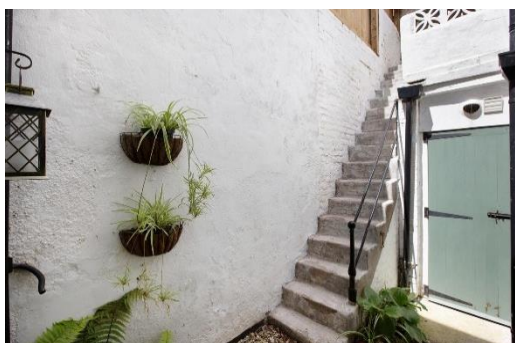
2.62m x 2.60m (8'7" x 8'6")

A spacious bathroom with contemporary suite comprising double enclosure, rainfall shower over and glass screen. freestanding double ended bath with mixer tap and wash hand basin with vanity storage under. Cupboard housing the combination boiler, part tiled walls, heated towel rail, and extractor. Downlighters and uPVC double glazed window to the side aspect.

OUTSIDE

To the rear the property benefits a courtyard garden laid with ornamental chippings. There is a large store room with skylight, power and lighting, fantastic for storing bikes and garden furniture. Steps rise to a private and southerly facing BBQ/seating area with some open views over Dawlish town.





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