





Property Description

GUIDE PRICE £230,000 - £240,000

Occupying an elevated position within the popular coastal town of Dawlish, this attractive cottage combines character and modern comforts to create a wonderful home in a highly desirable setting.

The property benefits from its own allocated parking space and is approached via a pathway leading to the front entrance. Inside, the ground floor offers a well-presented fitted kitchen with a range of wall and base units, ample worktop space and room for everyday cooking. To the rear, the spacious open plan living and dining room provides a bright and welcoming space for relaxing or entertaining, while a convenient downstairs cloakroom completes the ground floor accommodation. Stairs rise to the first floor where there are two generous double bedrooms, both benefiting from fitted wardrobe space. The rear bedroom enjoys delightful far-reaching views across the surrounding countryside and towards the coast, creating a peaceful and picturesque outlook. A modern family bathroom completes the first-floor layout. Outside, the enclosed rear garden has been designed for ease of maintenance, providing a private space to sit out, entertain or simply enjoy the tranquil surroundings.

Offering well-proportioned accommodation, attractive outside space and beautiful views, this delightful cottage is ideally suited to first-time buyers, downsizers, those seeking a coastal retreat or anyone looking to enjoy the lifestyle that Dawlish has to offer.

Living Room

French doors to rear, double glazed front aspect window, two wall mounted radiators.

Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, washing machine and tumble dryer, space for fridge freezer, oven and hob, sink unit.

Downstairs WC

Low level toilet, wash hand basin, storage cupboard.

Bedroom 1

Two double glazed front aspect windows, wardrobe, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wardrobes, wall mounted radiator.

Bathroom

Double glazed rear aspect window, bath with shower over, low level toilet, wash hand basin, wall mounted radiator.

Rear Garden

Patio courtyard garden, brick paved.

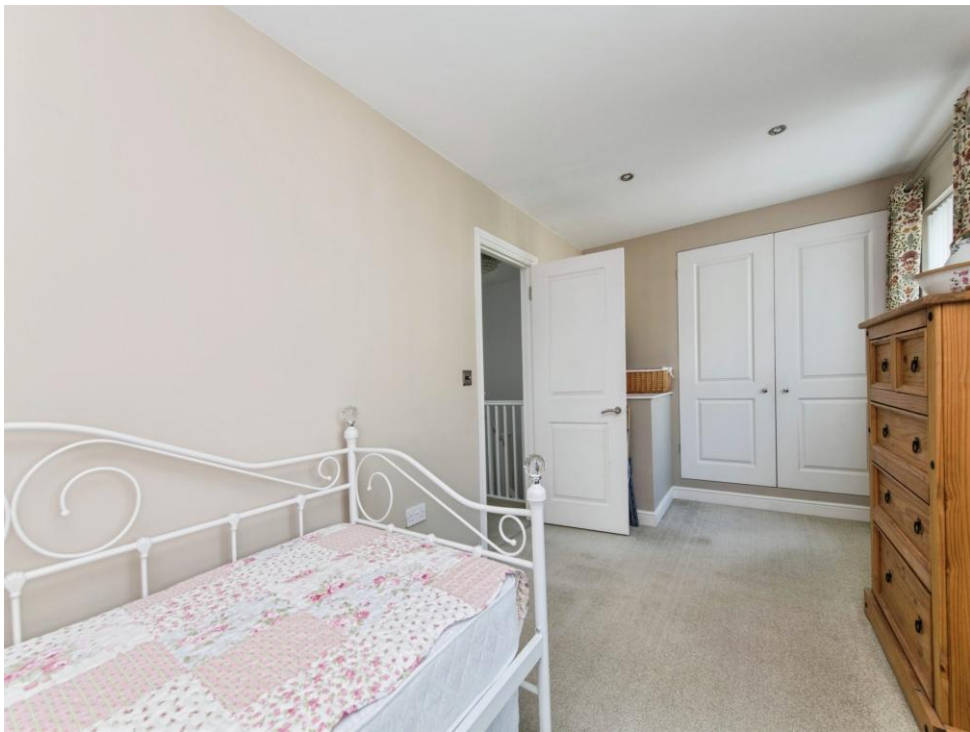
Parking

Allocated parking.

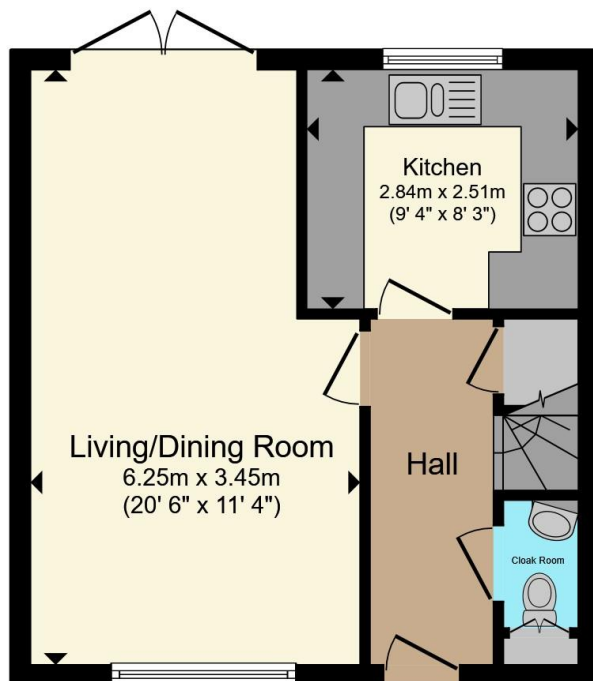
Agents Note

The seller advises that there is a communal charge for the upkeep of the parking area and this is currently £100 per annum.

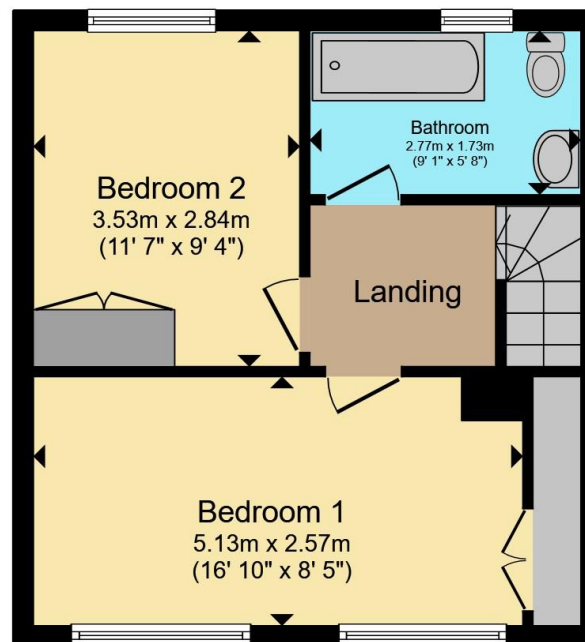








Ground Floor



First Floor

Total floor area 71.7 m² (772 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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