



46 High Street, Dawlish

Guide Price £179,950





46 High Street

Dawlish

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- DELIGHTFUL TOWN CENTRE COTTAGE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- SITTING ROOM, KITCHEN BREAKFAST ROOM
- TWO BEDROOMS, MODERN FAMILY SHOWER ROOM
- ROOF TERRACE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- CONVENIENTLY LOCATED IN THE TOWN CENTRE, CLOSE TO LOCAL AMENITIES, TRAIN STATION AND BEACHES ETC



Offered to the market with NO ONWARD CHAIN is this delightful two bedroom town centre cottage with accommodation briefly comprising; sitting room, modern family shower room, kitchen breakfast room, two bedrooms, roof terrace, gas central heating and uPVC double glazing. The property is presented in good order and benefits from new carpets and is conveniently located in the town centre, close to local amenities, shops, bars, restaurants, train station and beaches etc. Obscure glazed composite front door into...

SITTING ROOM

With uPVC double glazed sash window to front, fireplace housing gas fire, under stairs cupboard housing gas meter, power points, TV aerial connection point, telephone socket. Door opening to staircase rising to the first floor. High level unit housing consumer unit. Doorway through to...

INNER HALLWAY

Door through to...

MODERN SHOWER ROOM

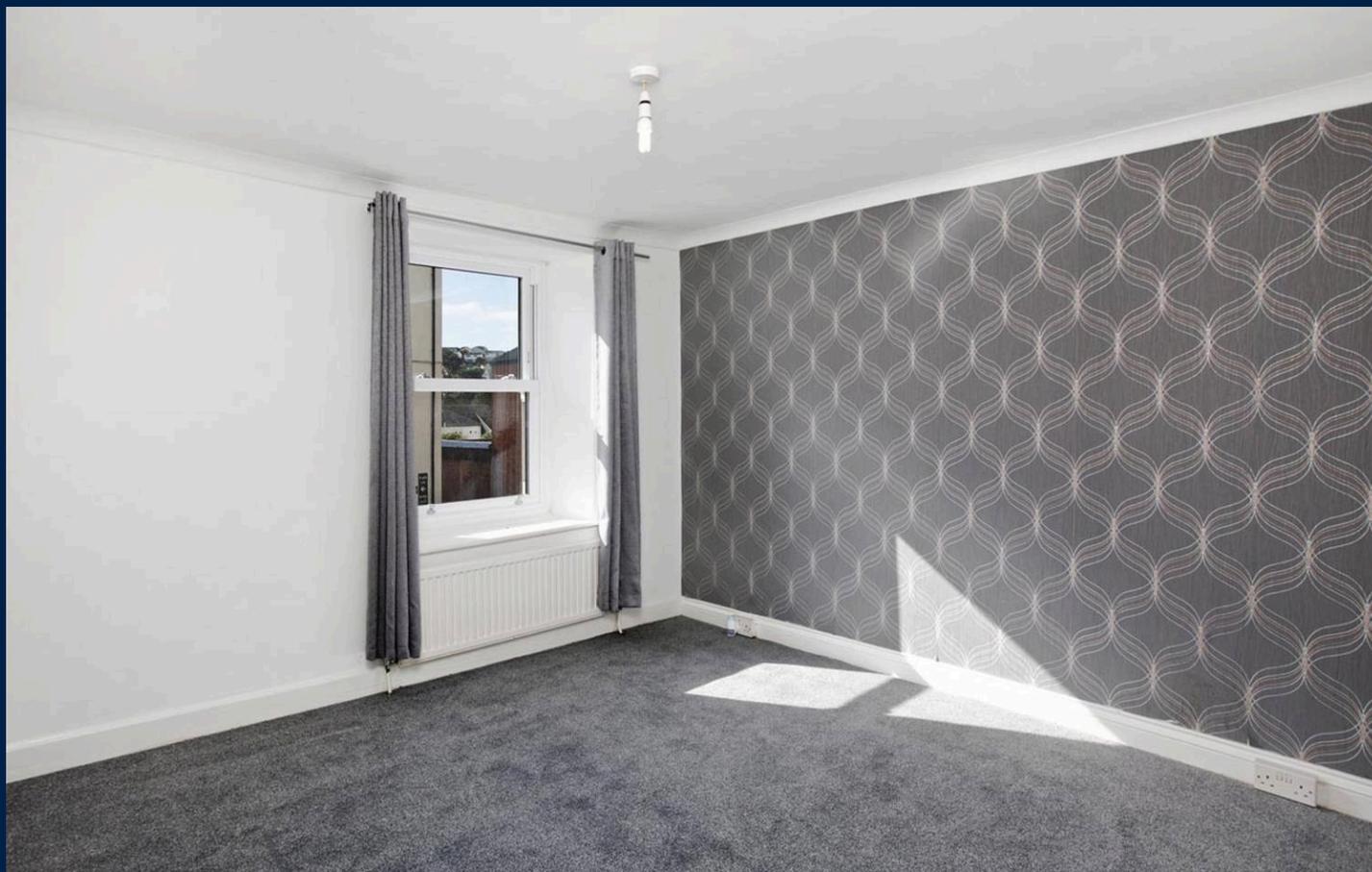
With large walk-in shower enclosure with glazed shower screen, white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, large ladder heated towel rail.

INNER HALLWAY

with radiator and squared arch through into...

KITCHEN BREAKFAST ROOM

Fitted with a comprehensive range of matching wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven, four burner gas hob with extractor above, skylight window, space and plumbing for washing machine, wall mounted gas boiler, glazed uPVC door to...





COURTYARD

With water tap.

FIRST FLOOR LANDING

Loft access hatch. Door to...

BEDROOM ONE

With uPVC double glazed sash window to front. Radiator, power points.

BEDROOM TWO

With uPVC double glazed door opening to ROOF TERRACE. Radiator, power points.

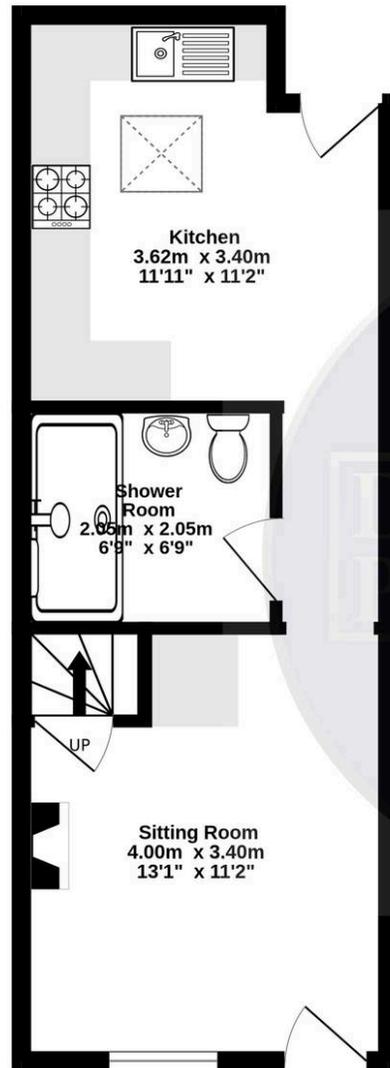
OUTSIDE

ROOF TERRACE giving plenty of space for garden furniture. Providing ample space for relaxing or entertaining.

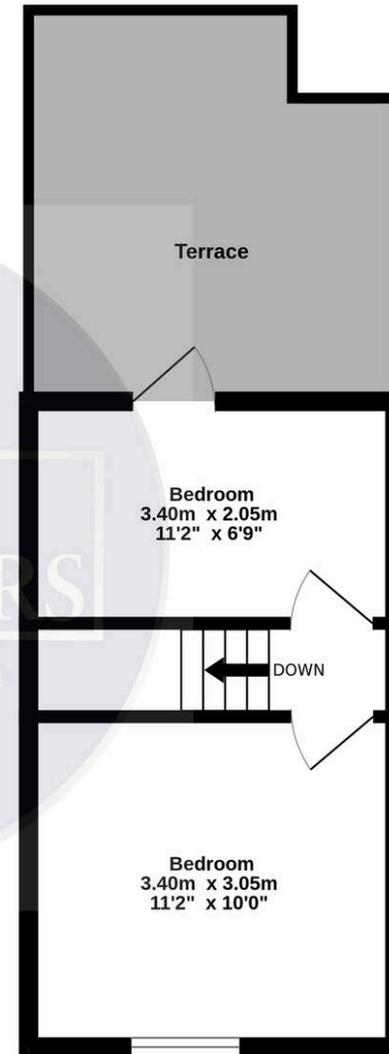




Ground Floor
31.7 sq.m. (342 sq.ft.) approx.



1st Floor
20.3 sq.m. (218 sq.ft.) approx.



TOTAL FLOOR AREA : 52.0 sq.m. (560 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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