



30 Dawlish Street, Teignmouth

Guide Price **£175,000**

**DART &
PARTNERS**
Established 1971



30 Dawlish Street

Teignmouth

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A CHARMING DOUBLE FRONTED CHARACTER COTTAGE
- SITUATED ON THE EDGE OF TEIGNMOUTH TOWN IN LEVEL AND CLOSE PROXIMITY TO THE TOWN CENTRE, SEAFRONT AND BEACHES
- REQUIRES SOME UPGRADING/MODERNISATION
- WITHIN SHORT WALKING DISTANCE OF TEIGNMOUTH'S MAINLINE RAILWAY STATION
- OFFERED FOR SALE WITH NO UPPER CHAIN
- ENTRANCE HALLWAY, LOUNGE, KITCHEN BREAKFAST ROOM
- THREE BEDROOMS, BATHROOM
- SMALL ENCLOSED COURTYARD GARDEN WITH WORKSHOP, EXTERNAL WC AND SIDE PASSAGEWAY



A charming double fronted character cottage believed to be dated Circa 1851 situated on the edge of Teignmouth town in level and close proximity to the town centre, seafront and beaches, and within short walking distance of Teignmouth's mainline railway station. The character property requires some upgrading/modernisation and is offered for sale with NO UPPER CHAIN. The accommodation briefly comprises; entrance hallway, lounge, kitchen breakfast room, three bedrooms, bathroom. Outside there is a small enclosed courtyard garden with workshop, external WC and a side passageway.

Obscure glazed multi-paned entrance door into the...

ENTRANCE VESTIBULE

Multi-paned door through to the...

ENTRANCE HALLWAY

Stairs rising to the first floor. Radiator. Door and hatch to useful under stairs storage.

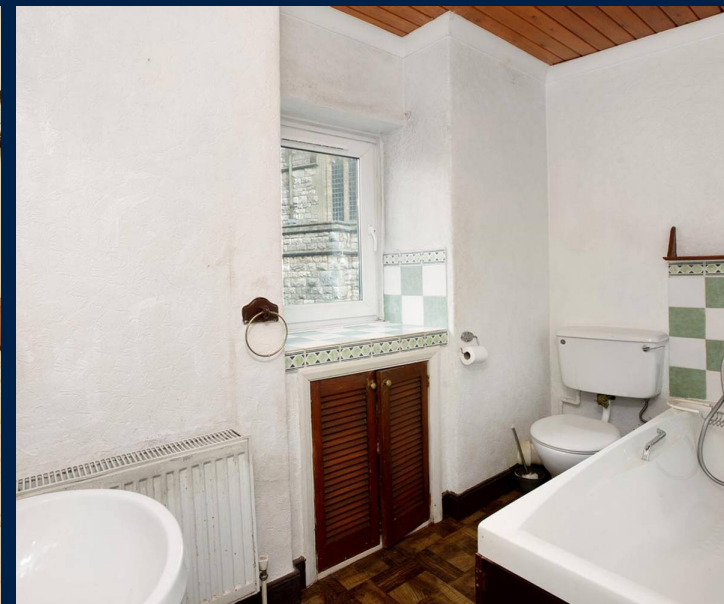
Door to...

LOUNGE

uPVC double glazed window overlooking the front aspect. Radiator. Tiled fireplace with matching hearth and surround with wooden mantle over. Recessed glazed display shelving.

KITCHEN BREAKFAST ROOM

Range of cathedral style base units under laminate rolled edge work surfaces, single drainer sink unit, space and plumbing for washing machine, space for gas cooker, dresser style fitted shelving, space for table and chairs, wall hung Ideal gas combination boiler providing the domestic hot water supply and gas central heating throughout the property. Louvre door to store cupboard with fitted shelving. Window and door with outlook and access onto the rear courtyard.





Stairs rising to the...

FIRST FLOOR LANDING

Velux skylight, hatch and access to loft space. Doors to...

BEDROOM ONE

uPVC double glazed window to front aspect. Radiator. Doors to floor to ceiling cupboards.

BEDROOM TWO

uPVC double glazed window to front aspect. Radiator.

BEDROOM THREE

uPVC double glazed window to side aspect. Radiator. Door to linen cupboard with slatted shelving. Further door to built in wardrobe. Radiator.

BATHROOM

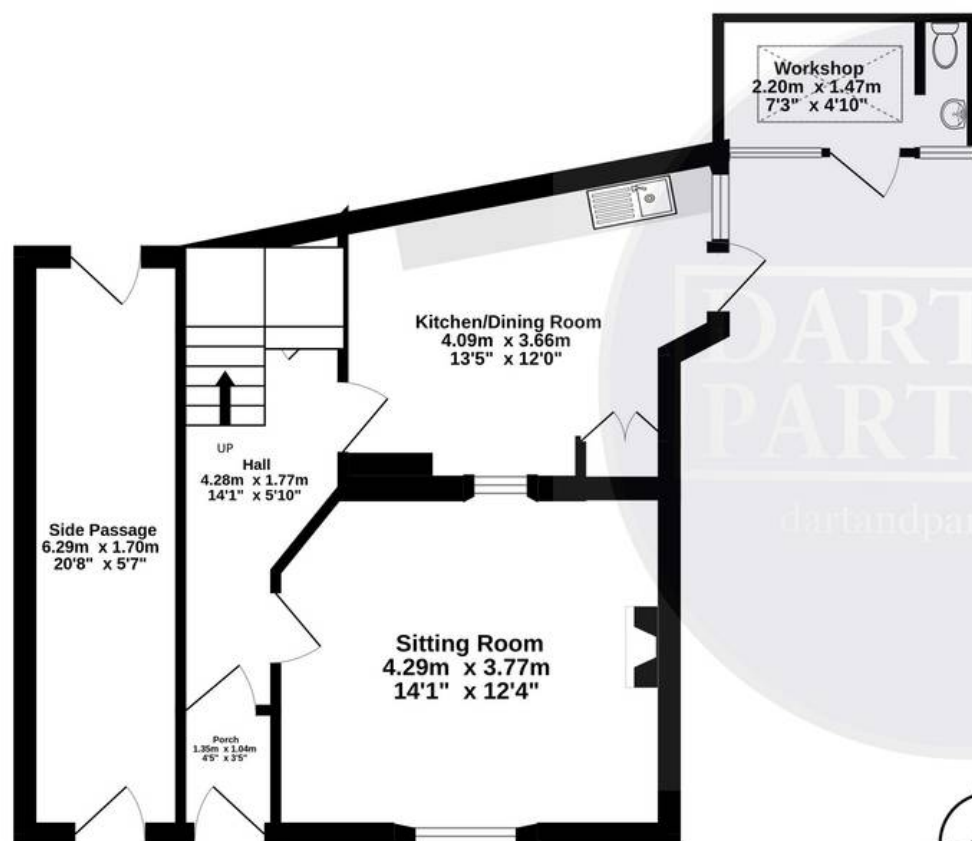
Panelled handled bath with mixer tap shower attachment, tiled surround, low level WC, pedestal wash hand basin, radiator, uPVC double glazed window to side aspect overlooking St Michaels church with deep tiled sill and cupboard below.

OUTSIDE

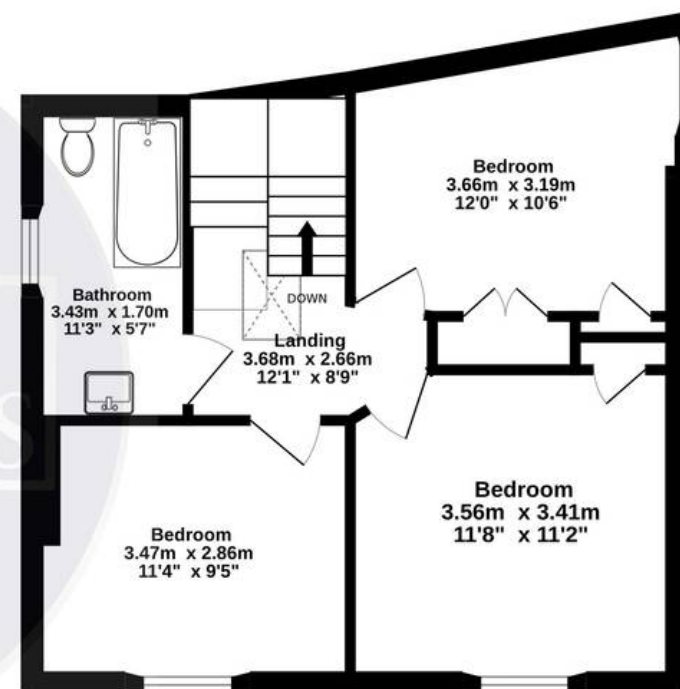
The cottage itself is accessed directly from Dawlish Street and from the kitchen breakfast room there is a door to an enclosed courtyard with external water supply and a door to a WORKSHOP. Doorway to EXTERNAL WC with wall hung hand basin. Alongside the entrance door is a door to an enclosed side passage.



Ground Floor
51.6 sq.m. (556 sq.ft.) approx.



1st Floor
46.3 sq.m. (498 sq.ft.) approx.



TOTAL FLOOR AREA : 97.9 sq.m. (1054 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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