



- VERSATILE ACCOMMODATION PROVIDING SPACIOUS FAMILY HOME OR HOME AND INCOME OPPORTUNITY
- BEAUTIFULLY PRESENTED ACCOMMODATION WITH CHARACTER FEATURES
- HALLWAY, SITTING ROOM, KITCHEN/DINING ROOM, GROUND FLOOR SHOWER ROOM
- FIRST FLOOR: TWO DOUBLE BEDROOMS, SHOWER ROOM, FAMILY BATHROOM
- SECOND FLOOR: TWO FURTHER DOUBLE BEDROOMS
- OWNERS ACCOMMODATION WITH SITTING ROOM, DOUBLE BEDROOM, EN-SUITE SHOWER ROOM
- OWNERS ACCOMMODATION KITCHEN AREA WITH OPEN FIREPLACE
- COURTYARD, PATIO, PARKING

Brook Street, Dawlish, EX7 9AE Guide Price £450,000

Occupying an enviable position with level access to the town, bus routes, train station and amenities. This home is extremely versatile and could be used as an income stream or equally it would make a superb family home, accommodation for an elderly relative or teenager, it really does have so much to offer.

Property Description

THE PROPERTY

Occupying an enviable position with level access to the town, bus routes, train station and amenities. Corner Cottage was previously run as a children's home by its current owners for over 13 years and still maintains the necessary smoke alarms, fire proofing, emergency lighting and call points required. The current owners now run the property as a holiday let with owners accommodation and achieved the Holiday Let Customers Choice Golden Award in 2019.

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The beautifully presented accommodation starts with the front entrance door leading into the spacious **ENTRANCE HALLWAY** with stairs rising to the first floor and doors leading into the principle rooms. Doors leading into the **SITTING ROOM** and into a light and spacious **KITCHEN / DINING ROOM** with a range of wall and base units, a cooker, space and plumbing for white goods and ample space for a dining table. Door leads into the **GROUND FLOOR SHOWER ROOM & WC**.

The first floor has **TWO DOUBLE BEDROOMS**, a **SHOWER ROOM** and a **FAMILY BATHROOM** and the second floor has **TWO FURTHER DOUBLE BEDROOMS**. All of the rooms are presented beautifully, some with the added character of window seats, ceiling beams and storage. They offer spacious and light living throughout.





From the ground floor hallway there is a door that leads to owners accommodation , comprising a **SPACIOUS SITTING ROOM** with ceiling beams and feature fireplace and stairs rising to a **DOUBLE BEDROOM** with extensive built in wardrobes and cupboards and an opening into the **EN_SUITE SHOWER ROOM**. A cosy **LIVING ROOM** with ceiling beams and feature fire then leads into the **KITCHEN** area which is fully fitted with a range of matching wall and base units, space and plumbing for white goods and ample space for a breakfast table and chairs. There is also an open fireplace for those colder months. Rear door gives access to **COURTYARD / PATIO** area and to the side of the property.



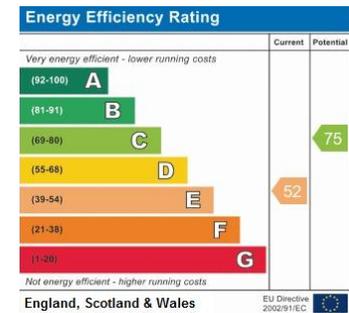
OUTSIDE

Partially covered courtyard, **OFF ROAD PARKING** to the front for up to two cars and there is additional parking to the side of the property for up to two cars, with steps leading up onto Albert Street.





Please Note: This floor plan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements