



- GRADE 2 LISTED THATCHED COTTAGE
- CONVENIENTLY LOCATED CLOSE TO THE TOWN CENTRE
- SITTING/DINING ROOM
- KITCHEN, UTILITY AREA AND LOBBY
- TWO BEDROOMS, SHOWER ROOM
- DRIVEWAY PARKING
- GARDEN, SOME SEA VIEWS
- CHARACTER FEATURES
- IDEAL SECOND HOME OR HOLIDAY LET

Exeter Road, Dawlish, EX7 9JD

Guide Price £275,000

A fantastic opportunity to purchase this quaint period Grade 2 listed thatched cottage situated close to the town centre and offering driveway parking and garden. The property has accommodation briefly comprising; sitting room, kitchen, shower room, two bedrooms, rear lobby and utility area, driveway parking and garden. Ideal for a second home/holiday let.



Property Description

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Timber front door leads into...

SITTING/DINING ROOM

With original ceiling beams, fireplace with tiled hearth, useful under stairs storage cupboard, door giving access to staircase, leaded window to front, radiator, power points, television aerial connection point, recessed shelving. Steps up to ...

BEDROOM TWO

With window to side aspect, radiator, power points.

Multi-paned glazed door through to...

UTILITY AREA

With windows to rear aspect and timber stable door giving access to rear garden. Wall mounted new gas boiler supplying domestic hot water and gas central heating, space for fridge and freezer. Timber door opening to USEFUL UTILITY ROOM/LOBBY with space and plumbing for washing machine, wall mounted wash hand basin with tiled splash backs. Timber door opening into...

SHOWER ROOM

With leaded window to side aspect, white suite comprising close coupled WC, inset circular wash hand basin set into vanity unit, glazed shower enclosure with mains fed shower, chrome ladder heated towel rail, tiled





splash backs and flooring.

KITCHEN

Dual aspect with leaded windows to front and rear aspect, matching range of wall and base units with timber effect roll top work surface over, inset stainless steel sink drainer, space and plumbing for gas cooker with stainless steel extractor canopy above, tiled splash backs, attractive window seat, ceiling beams. Glazed timber door giving access to rear garden and driveway parking, radiator.

FIRST FLOOR BEDROOM

Leaded window to front aspect, ceiling beams, fireplace with timber mantle and slate hearth, useful built in storage cupboard, radiator, power points.

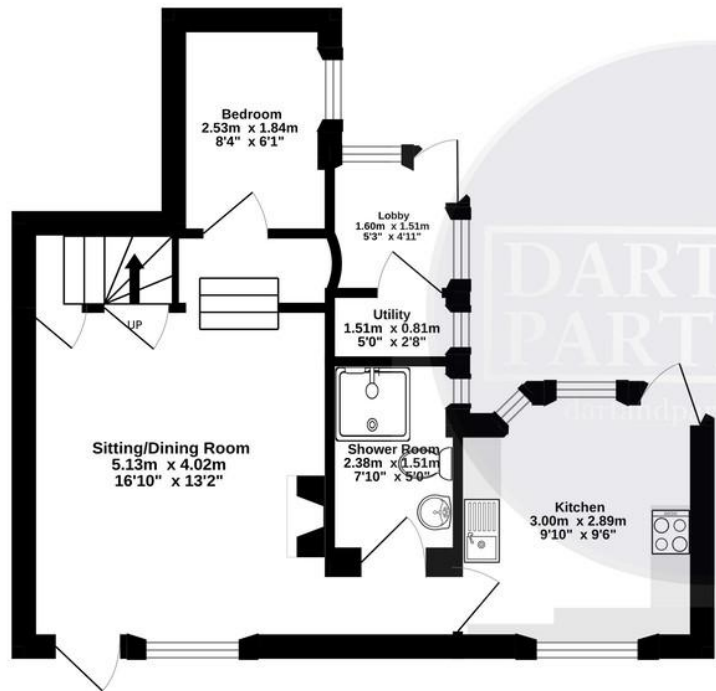
OUTSIDE

Double timber gate opening to **DRIVEWAY PARKING**. Attractive patio area perfect for alfresco dining or entertaining. Steps lead up to a further are of garden flanked by mature plants and shrubs. At the top of the garden there is a lovely decked seating area enjoying some **SEA VIEWS**. Log cabin.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C

Ground Floor
39.1 sq.m. (421 sq.ft.) approx.



TOTAL FLOOR AREA : 55.5 sq.m. (597 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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1st Floor
16.4 sq.m. (176 sq.ft.) approx.



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