



- CHARMING DETACHED COTTAGE
- CONVENIENTLY LOCATED FOR AMENITIES AND BEACH
- ENTRANCE PORCH, LIVING ROOM DINER
- KITCHEN BREAKFAST ROOM
- TWO BEDROOMS, BATHROOM
- COURTYARD GARDEN
- GAS CENTRAL HEATING, DOUBLE GLAZING
- VIEWING RECOMMENDED
- ONLINE AUCTION

## Brook Street, Dawlish, EX7 9AJ

Guide Price £100,000

This property is for sale by conditional online auction, powered by Bamboo Auctions. A charming traditional two bedroom cottage situated in the Town Centre has accommodation briefly comprising; entrance porch, living room diner, kitchen breakfast room, garden room, cloakroom, two bedrooms, bathroom, courtyard garden, gas central heating and double glazing.

An internal viewing comes highly recommended.



## Property Description

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Glazed timber front door into...

### RECEPTION PORCH

With wall mounted consumer unit and electric meter. Glazed timber door opens into...

### LIVING ROOM DINER

With stairs rising to first floor. Triple aspect room with uPVC double glazed window to front and side and uPVC double glazed door giving access to courtyard garden. Slate feature fireplace with hearth and TV unit, power points, television aerial connection point, two radiators, storage cupboard with louvre doors. Door to...

### KITCHEN/BREAKFAST ROOM

Matching range of base units with roll top work surface over, inset stainless steel sink drainer, space for electric cooker, stainless steel extractor canopy above, uPVC double glazed windows to side overlooking courtyard garden, space for fridge freezer, radiator, space for table and chairs. Door to storage cupboard. Power points. Tiled splash backs. Glazed timber door into...

### GARDEN ROOM

With uPVC double glazed double doors opening into the courtyard garden, wall mounted gas boiler supplying





domestic hot water and gas central heating, radiator.

#### CLOAKROOM

Low level WC, wall mounted wash hand basin.

#### FIRST FLOOR LANDING

Loft access hatch. Radiator. Doors to...

#### BEDROOM ONE

uPVC double glazed window to front, radiator, built in wardrobes, power points.

#### BEDROOM TWO

uPVC double glazed window to rear, radiator, power points, built in wardrobe.



#### BATHROOM

Obscure uPVC double glazed window to rear, white suite comprising high level WC, pedestal wash hand basin, panelled bath, tiled splash backs, chrome ladder heated towel rail, extractor fan.

#### OUTSIDE

Enclosed courtyard garden mainly laid to crazy paving. Perfect for alfresco dining or entertaining. Pathway giving side access with timber gate.



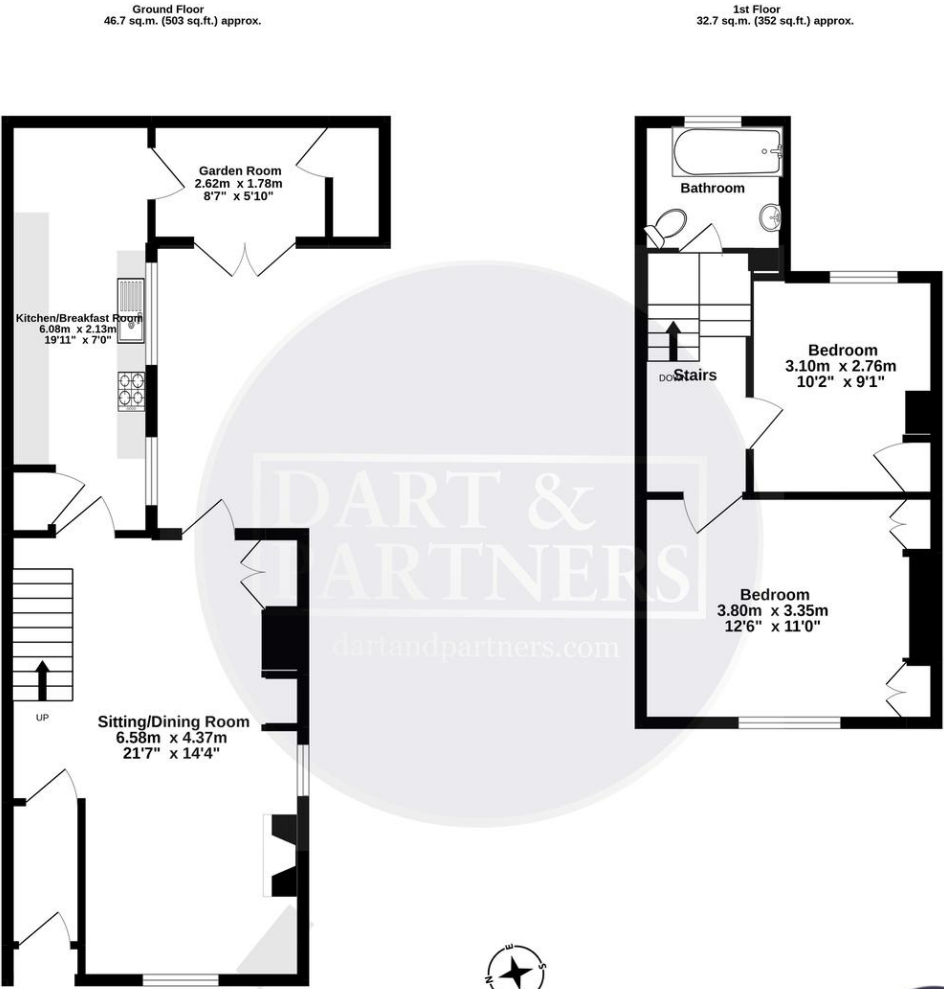
#### AGENTS NOTE

The winning buyer must pay a non refundable reservation fee of 3.5% +VAT (minimum £5,000+VAT) automatically at the end of the auction.

We understand that part of the property may be constructed from "non-standard" materials and prospective buyers are advised to confirm this via a survey and also to take advice with regards to maintenance, insurance and mortgage-ability.

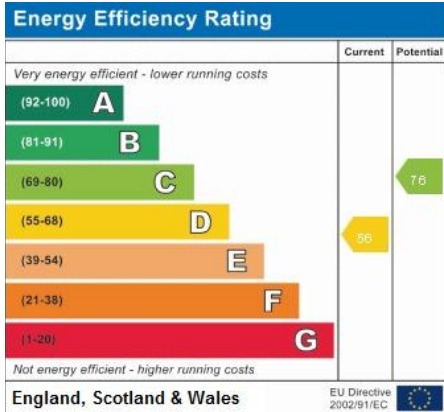
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band C



TOTAL FLOOR AREA : 79.4 sq.m. (855 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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