



Located in the heart of Dawlish is this three-bedroom mid terraced cottage. Dating back to the 1700s, within walking distance to local shops, restaurants, cafes, parks, pubs, public transport and the doctor's surgery. The property requires some modernization throughout but is the perfect buy for an investment or first-time buyers.

34 Brook Street | Dawlish | EX7 9AE



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House
Freehold



SIZE

716 sq ft



LOCATION
Town



AGE

Georgian (1714 - 1830)



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric Storage Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

30 F



COUNCIL TAX BAND

B



in a nutshell...

- Characterful Cottage
- Three Double Bedrooms
- Close to Town Centre
- Walking Distance to Local Amenities
- Rear Garden
- In Need of Modernisation
- Electric Storage Heating



the details...

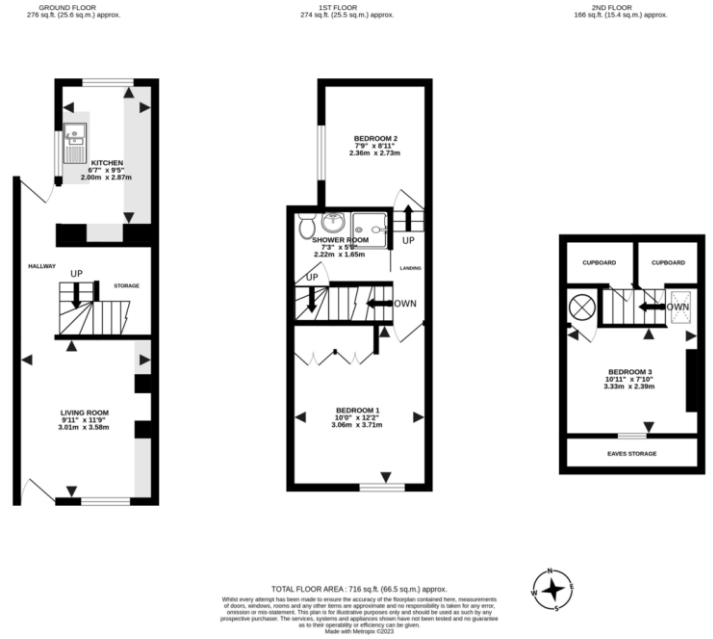
A mid-terraced character cottage in need of modernisation with three bedrooms and a rear garden, conveniently located a short walk from the shops, beach, amenities and mainline railway station in the popular seaside town of Dawlish.

Inside, it needs modernisation throughout, though it benefits from electric storage heating and some double and secondary glazing, it is arranged over three floors.

The accommodation comprises on the ground floor, a living room with an entrance door to the pavement, a rear hallway with a back door and a staircase to the first floor with a large storage area beneath, and a kitchen with exposed beams and dual-aspect windows, upstairs on the first floor there are two bedrooms, the master having a window to the front, and a shower room containing a shower, WC and basin, and a door that opens to reveal a staircase that continues up to the third bedroom that has a small dormer window to the front and a skylight in its vaulted ceiling. There are also eaves storage cupboards at the front and rear, and a cupboard above the stairs containing a hot water cylinder with an immersion heater.

Outside, at the rear is a somewhat overgrown garden and access to a service lane. Whilst there is no parking with this property there is a carpark nearby for which permits can be purchased.

Tenure: Freehold
Council Tax Band: B



the location...

Dawlish has a great deal to offer with its stunning sandy beaches, local shops, public houses, highly regarded primary and secondary schools ideal for a growing family and a railway station to the town Centre of Newton Abbot, Teignmouth and Exeter City Centre where you can find a host of different amenities. This seaside town is also only a short walk away from Dawlish Warren where you can find a host of different activities.

Shopping

Late night pint of milk: Brook St. Family Shopper 40 yards on foot
Dawlish town Centre: 0.5 miles
Supermarket: Sainsburys 1.7 miles

Relaxing

Beach: Dawlish Beach 0.6 miles
Dawlish Play Park: 0.6 miles
Warren Golf Club: 2.5 miles

Travel

Bus stop: 0.6 miles
Train station: Dawlish 0.7 miles
Main travel link: A380 5 miles
Airport: Exeter 17.2 miles

Schools

Gatehouse Primary Academy: 1.4 miles
West Cliff Primary Academy: 0.7 miles
Orchard Manor School: 0.9 miles
Dawlish Community College: 1 mile

Please check Google maps for exact distances and travel times. **Property postcode: EX7 9AE**

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