



A spacious cottage in the Centre of Dawlish with a small rear courtyard perfectly located for access to all amenities including shops, schools, public transport, pubs and the doctor's surgery. The property has three double bedrooms, a large lounge, dining room and large kitchen. There is potential for the loft to be converted subject to local planning regulations. The property requires updating throughout but has the potential to be a stunning home.

28 Brook Street | Dawlish | EX7 9AE





PROPERTY TYPE

Mid Terraced House
Freehold



SIZE

682 sq ft



LOCATION

Town



AGE

Georgian (1714 - 1830)



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

N/A



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

25 F



COUNCIL TAX BAND

B



in a nutshell...

- Spacious Three Bedroom House
- Close to Town Centre
- In Need of Modernisation
- Two Reception Rooms
- Courtyard Garden
- Close to Amenities
- Desirable Location
- Potential for Loft Conversion STPP



the details...

If you are looking for a project, check out this mid-terrace cottage in need of modernisation, with three bedrooms and a courtyard garden, conveniently located a short walk from the shops, park, beach, and mainline railway station, in the popular seaside town of Dawlish.

This traditional cottage requires total renovation but has the potential to make a wonderful home, or holiday let for an investor.

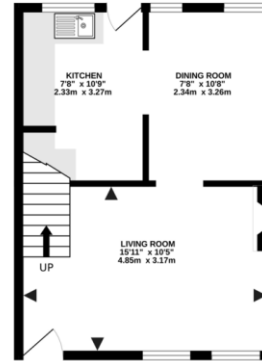
The accommodation comprises, on the ground floor, a living room with a gas fire and a staircase to the first floor, a dining room and a kitchen with a back door to the courtyard.

Upstairs, there are three bedrooms and a bathroom. The loft has been configured to create additional space with a skylight for natural light. It could be converted into accommodation, subject to local planning regulations.

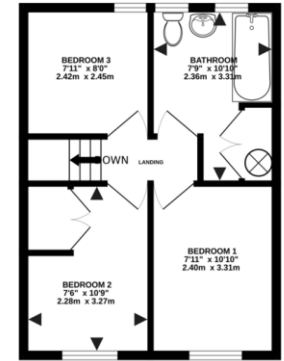
Outside, there is a small courtyard that is fully enclosed and private with an outside tap for convenience. Whilst there is no parking with this property, there is a car park nearby for which permits can be purchased if required.

Tenure - Freehold
Council Tax Band - B

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.4 sq.m.) approx.
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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 450 ft
Dawlish town Centre: 0.5 miles
Supermarket: Sainsburys 1.7 miles

Relaxing

Beach: Dawlish Town Beach 0.4 miles
Dawlish Play Park: 0.1 miles
Warren Golf Club: 2.5 miles

Travel

Bus stop: Old Town Street 0.2 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: 0.9 miles

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

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