



BROOK STREET, DAWLISH, EX7 9AQ
GUIDE PRICE £100,000





Dart & Partners are pleased to offer this newly renovated studio cottage located in a convenient level location within close proximity to the town centre and being sold with NO ONWARD CHAIN. The accommodation briefly comprises; kitchen diner, living space with mezzanine sleeping area, modern fitted shower room. An ideal holiday let/investment. An internal viewing comes highly recommended.

Glazed timber front door leads into....

KITCHEN/DINER

With uPVC double glazed window to front, fitted Elphin kitchen incorporating stainless steel sink drainer, two ring electric hob, integrated fridge and combination oven with oven, grill and microwave, dishwasher, cupboards, tiled splashback, extractor fan, power points, USB sockets.

Door to...

SHOWER ROOM

Modern white suite with concealed cistern flush WC, inset wash hand basin, walk-in shower enclosure with sliding glazed doors, tiled splash backs, mains fed shower, anthracite heated towel rail, porthole vanity mirror, obscure uPVC double glazed window to front, ceiling spotlights and extractor fan.

LIVING SPACE

With exposed stone wall, large uPVC double glazed window to front, power points, television aerial connection point, telephone socket, built in wardrobe and storage cupboards, wall mounted electric heater, ladder giving access to sleeping platform with power points and USB socket, uPVC double glazed window to front, spotlights to ceiling.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band A



TOTAL FLOOR AREA: 24.4 sq.m (263 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor area measurements, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The agent is for the above information only and should be used as a guide for the prospective purchaser. The seller makes no representation or warranty as to the accuracy of the information and no guarantee as to their availability or efficiency can be given.
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