



- SUPERBLY PRESENTED TOWN CENTRE COTTAGE
- QUIET AND CONVENIENT LOCATION, SUPERB VIEWS
- RECEPTION HALL, LIVING ROOM
- KITCHEN DINER, UTILITY AREA
- THREE BEDROOMS
- FAMILY BATHROOM, GROUND FLOOR CLOAKROOM/WC
- COURTYARD GARDEN
- GAS CENTRAL HEATING

Strand Hill, Dawlish, EX7 9JJ

£315,000

A superbly presented town centre cottage benefitting from a quiet and convenient location with superb sea views, countryside and over the town. Spacious accommodation briefly comprising; reception hall, living room, kitchen diner, utility area, cloakroom, three bedrooms, family bathroom, gas central heating, courtyard garden.

An internal viewing comes highly recommended to appreciate the accommodation on offer.



Property Description

Timber front door opens into...

RECEPTION HALL

Doors to principal rooms. Stairs rising to first floor. Power point, radiator. Cupboard housing wall mounted consumer unit, useful under stairs storage cupboard with coat hanging hooks. Glazed timber door through to...

LIVING ROOM

With uPVC double glazed window to front enjoying lovely sea views, radiator power points, television aerial connection point, attractive fireplace with timber mantle and multi-fuel stove, timber flooring.

KITCHEN/DINER

Dual aspect with uPVC double glazed window to side, wooden framed window and door to rear, attractive brick fireplace, radiator, power points. The kitchen has a range of matching high gloss wall and base units with timber effect roll top work surface over, inset composite sink drainer, integrated electric oven and four ring electric hob with extractor canopy above, space for fridge and freezer, tiled splash backs. Glazed timber door through to...

UTILITY ROOM

Space for upright fridge freezer, space and plumbing for washing machine. Bi-fold doors to...

CLOAKROOM

With a white low level WC.

HALF LANDING

Radiator.





BEDROOM TWO

Sash window to rear, radiator, power points.

BATHROOM

Timber framed window to rear, white suite comprising close coupled WC, wash hand basin set into vanity unit, panelled bath, glazed Quadrant shower enclosure with mains fed shower, tiled splash backs. radiator, ceiling spotlights.

BEDROOM THREE

Sash window to rear, fireplace, radiator, power points, useful storage cupboard with wall mounted gas boiler supplying domestic hot water and gas central heating.



FIRST FLOOR LANDING

Sash window enjoying some sea glimpses. Door through to...

MASTER BEDROOM

With uPVC double glazed window to front enjoying some stunning sea and coastal views, built in wardrobes with sliding mirrored doors, attractive fireplace with timber mantle, radiator, power points.

OUTSIDE

The rear garden is fully enclosed and mainly laid to paving with a raised seating area and a timber shed.

A doorway gives access out onto Strand Hill.

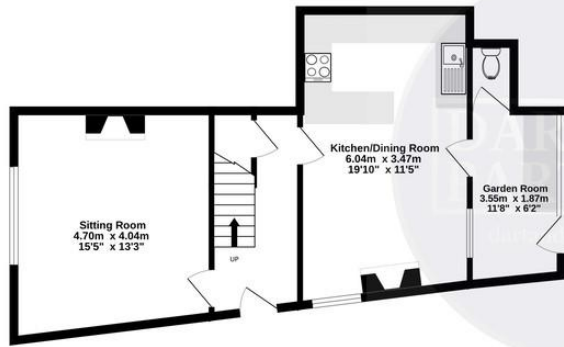
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C

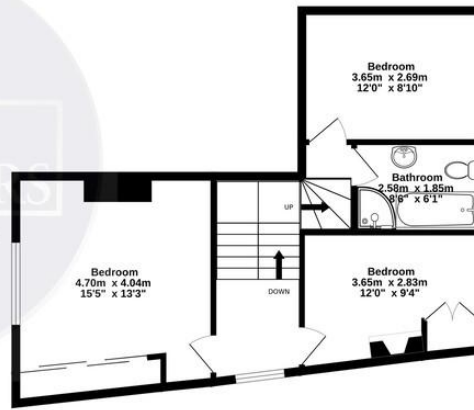
Agents Note: There is a small element of flying freehold.



Ground Floor
52.1 sq.m. (561 sq.ft.) approx.

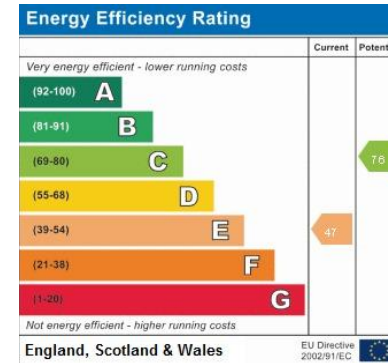


1st Floor
50.3 sq.m. (542 sq.ft.) approx.



TOTAL FLOOR AREA : 102.4 sq.m. (1103 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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9 Queen Street, Dawlish, Devon,
EX7 9HB

www.dartandpartners.com
01626 862057
property@dartandpartners.com

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