



- CHARMING GRADE 2 LISTED COTTAGE
- CONVENIENTLY LOCATED IN PRIVATE SETTING CLOSE TO TOWN
- SITTING ROOM WITH MULTI-FUEL STOVE
- KITCHEN WITH SASH WINDOW AND PANTRY
- TWO DOUBLE BEDROOMS (ONE WITH EN-SUITE WC)
- MODERN BATHROOM WITH UTILITY SPACE
- COURTYARD GARDEN, STONE & COB BUILT STORE
- ALLOCATED PARKING SPACE

High Street, Dawlish, EX7 9HP

£235,000

Located just off of the High Street this charming Grade 2 listed cottage is nestled in a private courtyard setting close to town. Accommodation briefly comprising; sitting room, fitted kitchen, modern bathroom, two double bedrooms (one with en-suite WC), courtyard garden and private parking space. An early viewing comes highly recommended.



Property Description

Glazed timber front door gives access directly into...

SITTING ROOM

With sash window to front aspect with window seat, fireplace housing 5KW multi-fuel stove and oven, two recessed display alcoves, power points, television aerial connection point, telephone point. Panelled door through to...

INNER HALLWAY

With high level wall mounted electric meters and consumer units. Stairs rising to first floor. Door through to...

KITCHEN

With sash window to front, range of matching wall and base units with roll top work surface over, inset one and a half bowl composite sink drainer, integrated electric oven, four ring electric hob with extractor above, space and plumbing for fridge and dishwasher. Door to pantry with timber shelving and space for a chest freezer, power point.

BATHROOM

With two obscure windows to front and obscure multi-paned door giving access out to the courtyard. Modern bathroom suite comprising concealed cistern flush WC, counter-top wash hand basin, panelled bath with wall mounted electric shower, space and plumbing for washing machine beneath the solid oak work surface, tiled flooring.

FIRST FLOOR

BEDROOM ONE

With sash window to front, loft access hatch with built in





loft ladder (Loft partially boarded), power points, television aerial connection point, feature fireplace. Door to...

EN-SUITE WC

With white suite comprising close coupled WC, inset wash hand basin into corner vanity unit.

BEDROOM TWO

Dual aspect with obscure glazed window to side and sash window to front aspect, power points.

OUTSIDE

The property enjoys a raised paved patio area with a stone and cob built store with power and light housing a 15 litre Ariston water heater and hot water tank. The property is accessed from the High Street via an oak gate and cobbled pathway. The property enjoys its own private **PRIVATE ALLOCATED PARKING SPACE** for a motorcar, which is located in Cleveland Place, just around the corner from the cottage itself.



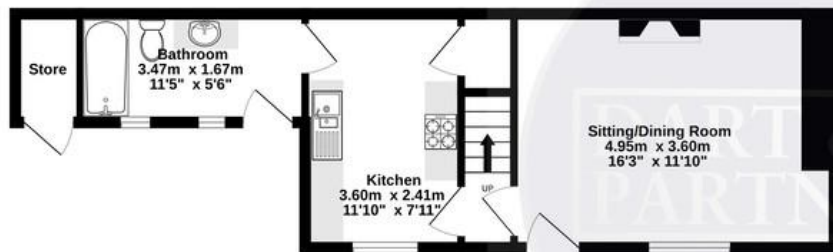
MATERIAL INFORMATION - Subject to legal verification

Freehold

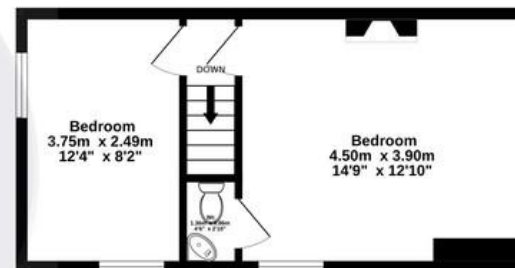
Council Tax Band A



Ground Floor
35.5 sq.m. (382 sq.ft.) approx.



1st Floor
29.7 sq.m. (320 sq.ft.) approx.



TOTAL FLOOR AREA : 65.2 sq.m. (702 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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