



8 King Street, Dawlish, EX7 9LG

£235,000 Freehold

Terraced Cottage • Just Off Dawlish Town Centre • Three Bedrooms • Two Wet Rooms • Currently A Lucrative Holiday Let • Living Room • Dining Room • Rear Courtyard • Roof Terrace With Sea Glimpse • No Chain

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Stepping into the entrance hallway, doors lead off to the living room, dining area and kitchen. Stairs ascend to the first floor and provide under stairs storage.

The living room is a lovely cosy area with a window to the front and tiled fireplace with wood mantle. The space flows naturally through to the generous dining room, also accessed from the hallway, which has a window to the rear and useful built in storage. A door opens to the kitchen, also accessed from the hallway.

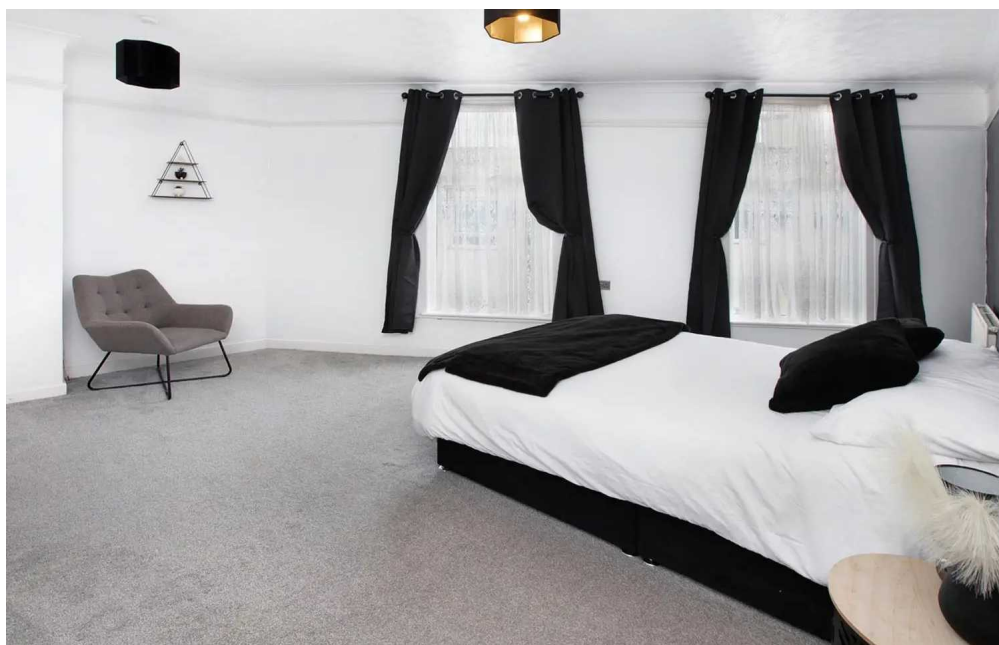
The tasteful and modern kitchen is fitted with a range of dark blue base units with worktop and tiled splash backs. Two windows overlook the courtyard. A door opens to a versatile room, utilised as a third bedroom at ground floor level, which has doors leading out to the courtyard. The Vaillant boiler is mounted on the wall and a door opens to an en suite wet room with shower, wall hung wash hand basin and concealed cistern WC and there is an obscure glazed window to the side.

Ascending the stairs to the first floor, this very deceptive property has a split landing with two large bedrooms to one side, one of which has a large walk in wardrobe and the other has built in storage and a lovely original fireplace. There is also a useful storage cupboard on the landing. To the other side is a generous wet room with shower, pedestal wash hand basin and low level dual flush WC. There is an obscure glazed window to the side.

A door at the end of the landing opens to a fabulous roof terrace, large enough for seating and entertaining. The roof terrace is screened for privacy and enjoys sea peeps.

The cottage has a rear courtyard enclosed by wall boundary.

A generous roof terrace with sea peeps, screened for privacy, is accessed from the landing. A lovely area for seating and entertaining.



Tenure - Freehold

Mains Services - Gas, Electric and Water all connected

Council Tax Band B - £1,859.83 per year

EPC Energy Efficiency Rating: D



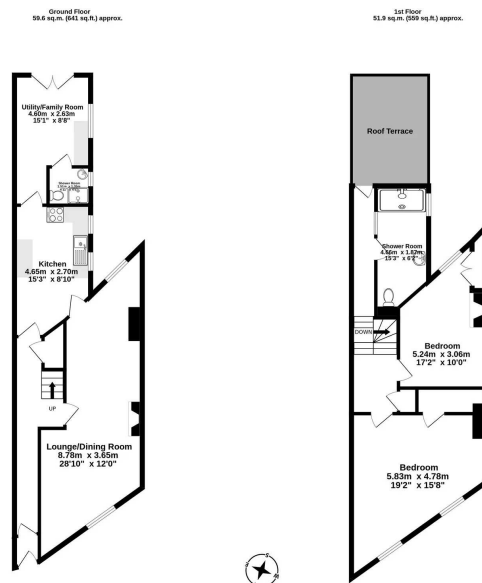
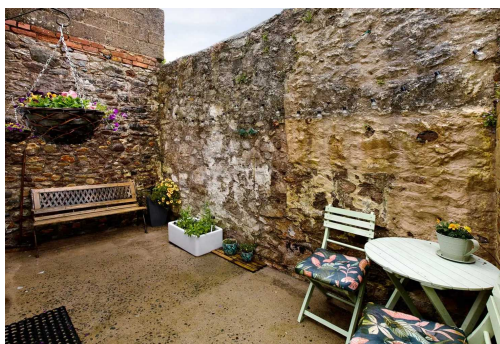
MEASUREMENTS:

- Lounge/Dining Room 28' 10" x 12' (8.78m x 3.65m),
- Kitchen 15' 3" x 8' 10" (4.65m x 2.7m),
- Family Room/Bedroom 3 15' 1" x 8' 8" (4.6m x 2.63m),
- Shower Room 4' 11" x 4' 5" (1.51m x 1.35m),
- Bedroom 19' 2" x 15' 8" (5.83m x 4.78m),
- Bedroom 17' 2" x 10' (5.24m x 3.06m),
- Shower Room 15' 3" x 6' 2" (4.66m x 1.87m)



Deceptively spacious and beautifully presented three bedroom cottage just off Dawlish town centre. Third bedroom at entrance level with en suite wet room.

Currently a lucrative holiday let, the accommodation comprises living room, dining room, modern kitchen, additional wet room on first floor, rear courtyard and lovely roof terrace with sea peeps.



TOTAL FLOOR AREA: 111.5 sq.m. (1200 sq.ft.) approx.
 All floor areas shown on this plan are for information only. They are not intended to be used for any other purpose. The floor area for individual properties may vary slightly from the area shown on this plan. The actual floor area of any property may vary slightly from the area shown on this plan. The actual floor area of any property may vary slightly from the area shown on this plan. The actual floor area of any property may vary slightly from the area shown on this plan.

