



- TERRACED COTTAGE CONVENIENTLY SITUATED CLOSE TO TOWN
- RECEPTION HALL
- KITCHEN DINER WITH SASH WINDOW
- SITTING ROOM WITH FEATURE FIREPLACE
- REAR PORCH, GROUND FLOOR CLOAKROOM
- TWO BEDROOMS, BATHROOM
- GOOD SIZE REAR GARDEN
- NO ONWARD CHAIN

Old Town Street, Dawlish, EX7 9AR

Guide Price £180,000

Dart & Partners are delighted to bring to the market this two bedroom terraced cottage situated in a level and convenient location close to the town. Accommodation briefly comprises; reception hall, kitchen diner, sitting room, cloakroom, rear porch, two double bedrooms, bathroom, good size rear garden. An early viewing comes highly recommended. Offered with **NO ONWARD CHAIN**.



## Property Description

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Glazed timber front door into...

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Wall mounted consumer unit and electric meter. Night storage heater. Useful under stairs storage cupboard. Sliding door through to...

### KITCHEN/DINER

With sash window to front, range of matching wall and base units with timber effect roll top work surface over, inset one and a half bowl stainless steel sink drainer, space for electric cooker, space and plumbing for slimline dishwasher and washing machine, uPVC double glazed window to side aspect, tiled splash backs, power points, space for fridge and freezer, matching units to dining area with roll top work surface, built in cupboards.

Multi-paned door opening to...

### SITTING ROOM

With feature fireplace, night storage heater, power points, recessed shelving, television aerial connection point, telephone socket. Glazed double doors open to the...





#### REAR PORCH

With glazed timber stable door giving access to the rear garden. Door to...

#### CLOAKROOM

With obscure glazed window to rear and low level WC.

#### FIRST FLOOR

#### MASTER BEDROOM

With window to rear overlooking the rear garden. Range of built in wardrobes, fireplace, night storage heater, power points, attractive window seat, loft access hatch.



#### LANDING

Window to side.

#### BATHROOM

Sash window to side, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with wall mounted electric shower, built in linen cupboards, tiled splash backs.

#### BEDROOM TWO

With sash window to front, original fireplace with built in cupboards to either side of chimney breast, night storage heater, power points.

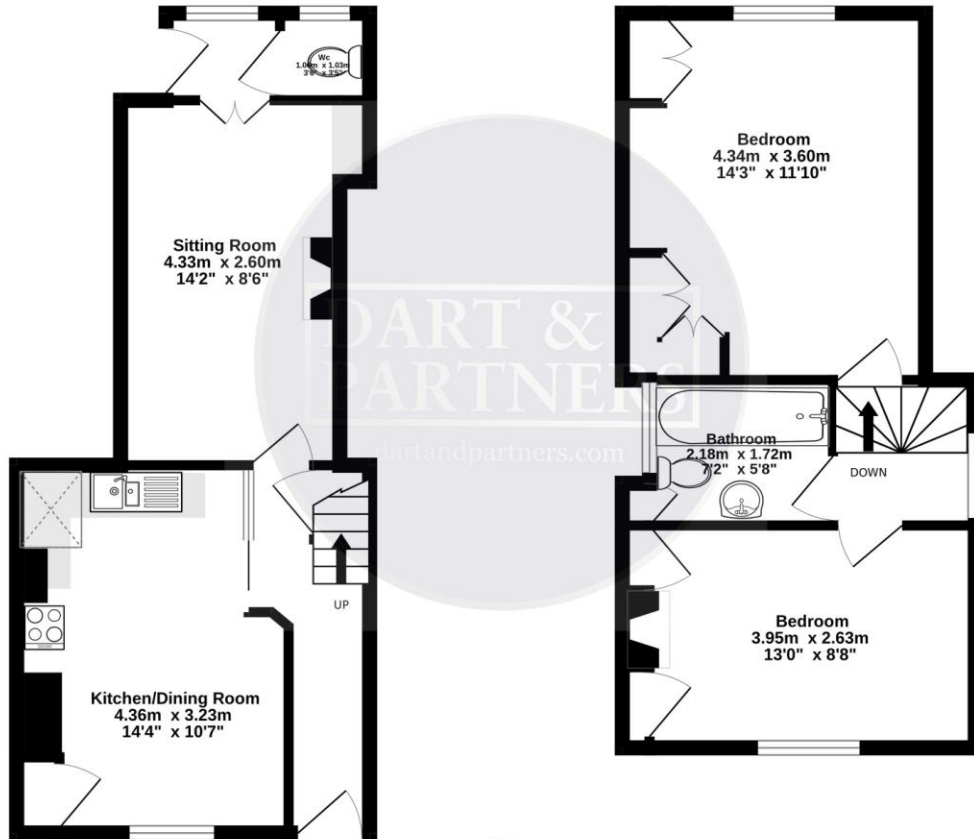
#### OUTSIDE

To the rear there is a decked seating area whilst the majority of the garden is laid to planted flower beds with a central path and greenhouse. Fully enclosed by timber fencing.



Ground Floor  
31.4 sq.m. (338 sq.ft.) approx.

1st Floor  
33.0 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA : 64.4 sq.m. (693 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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MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements