



- GRADE II LISTED COTTAGE
- WELL PRESENTED WITH LOTS OF CHARACTER AND CHARM
- MANY INTERESTING ORIGINAL FEATURES
- TWO DOUBLE BEDROOMS
- RECENTLY RE-FITTED FAMILY BATHROOM
- DINING ROOM WITH WOOD BURNER & FLAGSTONE FLOOR
- SITTING ROOM WITH WOOD BURNER
- LARGE LOFT ROOM WITH NATURAL LIGHT
- HIGH QUALITY SECONDARY DOUBLE GLAZING

Dawlish Street, Teignmouth, TQ14 8TB

Asking Price £199,950

Attractive and lovingly restored Grade II listed cob cottage just a short walk to town centre shops, including Waitrose, seafront and main line railway station. The accommodation comprises, sitting room, dining room, kitchen, bathroom, two double bedrooms and large loft room with natural light. Internal inspection is highly recommended to see the excellent presentation and character within. NO CHAIN



Property Description

FRONT ENTRANCE DOOR TO:

ENTRANCE LOBBY

Box containing electric fuse board, painted tongue and groove woodwork to walls with original renovated flagstone floor and timber and glass door into:

DINING ROOM

Continuation of the original renovated flagstone floor. Fireplace with wood burner and brick surround. Beam to ceiling. Georgian style window to front aspect with very deep sill. Under stairs cupboard. Further cupboard housing gas meter. High efficiency panel heater. Beautiful antique wall lights. Open square arch to:

SITTING ROOM

This room also has a wood burner, this time with a pine surround. Two more of the beautiful antique wall lights. Alcove with book shelves, original Georgian bow window to front aspect and exposed wooden floorboards and dado rail. TV aerial.

KITCHEN

Galley style kitchen with ceramic slate effect tiled floor. Fitted with a selection of high gloss wall and floor cupboards with roll edge work surface over. Inset SMEG stainless steel sink unit with mixer tap over. De Dietrich induction hob with Siemens electric oven beneath and SMEG extractor over. Siemens slim line dish washer and space and plumbing for washing/drying machine. Alcove space for fridge/freezer. Shelving to walls and original exposed beams/intel above the door and to ceiling.

BATHROOM

A very light and bright room with a vaulted ceiling and Velux window. The room itself is part tiled and recently re-fitted with a modern white suite comprising a very large tub bath with mixer tap/shower attachment, wash hand basin and low level WC. Extractor fan. Cupboard for storing vanity supplies. High efficiency panel heater and radiator. Character display shelving made into the cob walls. rendered and painted.





FROM THE DINING ROOM

Latch door opens to reveal the turning staircase giving access to the landing. This staircase also has two storage cupboards and an obscure window to the flank wall of the cottage. Rope feature banister turns with the path of the stairs.

LANDING

Lots of character exposed woodwork such as a "plank and muntin" wall screen/partition, floors and latch doors leading to bedrooms, loft room and cupboard housing the large high pressure water tank. Thermostat.

BEDROOM

Good size double bedroom with Georgian style window to front aspect. Original exposed floorboards. Radiator and high efficiency panel heater. Original recessed storage cupboard with hanging rail. Roof trusses to ceiling.

BEDROOM

Another good sized double bedroom showing the other side of the plank and muntin screen with some just visible poems/writing dating back to 1808 along with a small strip of early 19th century wall paper which the vendors have left in situ. Georgian style window to the front aspect. Radiator. Exposed floorboards, recessed book shelving and various storage cupboards.

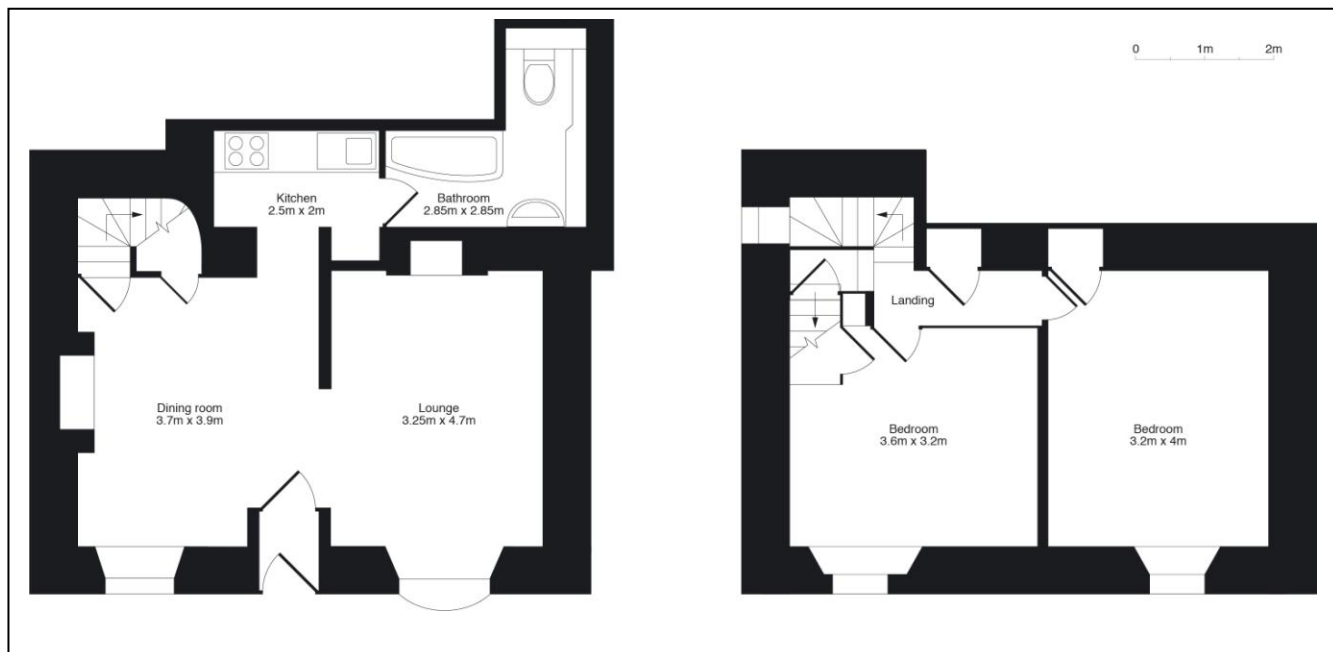
FROM THE LANDING:

Further section of the turning staircase giving access to the:

LOFT ROOM

Large and useful area in which one is able to stand. Recently fitted Georgian style window to front. Lots of exposed parts of the original cottage here such as the cob walls, rafters and floorboards. The current owners tell us that they think this area was used by a seamstress years ago as they have found lots of interesting things including pins and needles under the floorboards. This area also houses the air source heat pump supplying hot water at mains pressure from a thermal store that powers the radiators throughout the property.





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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