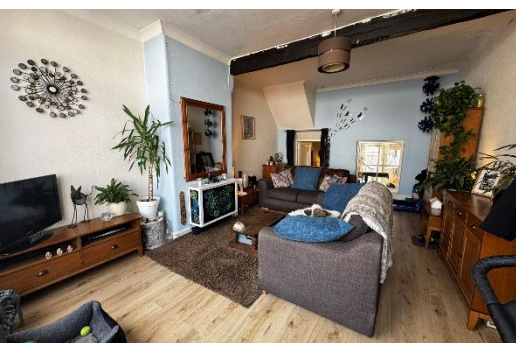


Old Town Street, **Dawlish**, EX7 9AL



CHARACTERFUL TWO BEDROOM PERIOD HOME | GENEROUS LIVING ACCOMMODATION |
LARGE PRINCIPAL BEDROOM | GAS STOVE | CONVENIENT LOCATION.

FREEHOLD, COUNCIL TAX BAND - B, EPC - D.

£210,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

DESCRIPTION

The property offers generous accommodation arranged over two floors, with particularly impressive living space and a substantial principal bedroom.

The property has a great deal of individual character and includes a spacious dining room with a gas stove set into a recessed fireplace, together with a separate and particularly generous living room with cellar below.

The ground floor accommodation continues into a galley-style kitchen positioned towards the rear of the property, with access out to an enclosed courtyard.

On the first floor is an exceptionally spacious principal bedroom, a further bedroom and a family bathroom. The accommodation has a warm and individual feel throughout, with features including exposed timberwork, wooden flooring to parts of the ground floor, a gas stove and large windows which provide plenty of natural light.

Outside, the property enjoys a low-maintenance enclosed shared courtyard area to the rear.

An interesting period home offering considerably more internal space than may initially be apparent from the exterior, and one which should be viewed internally to fully appreciate the accommodation on offer.

LOUNGE

An exceptionally generous reception room extending across a substantial part of the ground floor. The room provides ample space for several sofas and freestanding furniture and benefits from a large window arrangement to the front, allowing excellent levels of natural light. Exposed timber beam, wood-effect flooring and ample scope for a variety of furniture layouts. A hatch also provides access to the cellar.

DINING ROOM

A surprisingly spacious and versatile reception room situated towards the rear of the property, with ample space for a good-sized dining table and additional furniture. A particular feature is the recessed fireplace with exposed brick lintel and fitted gas stove, creating an attractive focal point to the room. Wood-effect/wood flooring, staircase rising to the first floor and an open aspect through towards the adjoining accommodation. The room is currently also arranged to provide a useful home-working area.

KITCHEN

A galley-style kitchen situated towards the rear of the property with a range of base units and work surfaces incorporating a sink and drainer. Space for freestanding cooking appliance and other domestic appliances. Tiled splashbacks, shelving and useful storage. A series of windows provide good natural light and a door gives access directly to the shared rear courtyard.

FIRST FLOOR LANDING

Doors to bed room 2 and the bathroom, steps up to:

BEDROOM 1

A particularly impressive principal bedroom of excellent proportions, considerably larger than typically expected in a property of this style. There is ample room for a king size bed together with wardrobes, chests of drawers and additional bedroom furniture. Window providing natural light and ample space to create a dressing or seating area if required.





BEDROOM 2

A useful second bedroom currently arranged with a day bed. The room would work equally well as a double bedroom, guest room, nursery or home office and benefits from natural light via a rooflight.

BATHROOM

Fitted with a suite comprising panelled bath with shower attachment and glazed screen, WC and wash hand basin set into a vanity unit. Part tiled walls, window providing natural light and ventilation.

OUTSIDE

To the rear of the property is an enclosed, low-maintenance shared courtyard providing space for outside seating and pots. External water tap and doors providing access into a very useful utility room with plumbing.





Cellar
Approx Floor Area: 12.0 m² ... 129 ft²

Ground Floor
Approx Floor Area: 53.9 m² ... 580 ft²

First Floor
Approx Floor Area: 47.1 m² ... 507 ft²



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