

Brook Street, **Dawlish**, EX7 9AE

An attractive town centre cottage offering well presented accommodation arranged over three floors and fitted with gas central heating and uPVC double glazing. It is situated in a quiet, level location close to all local amenities, beach and railway station.

Tenure: Freehold. Council Tax Band: B. EPC - D

£220,000

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## Location

Situated in a quiet road just off the town centre, the property is superbly placed for easy, level access to a wide range of amenities including cafes and pubs, a variety of shops, churches and regular bus and rail services. The property is also just a short stroll from the beach.

## Accommodation

The well presented accommodation is arranged over three floors and is fitted with gas central heating with radiators to all rooms and uPVC doubled glazing. Entry can be gained from the front or side with doors leading to the living room and kitchen. The sitting room has a double aspect with windows to the front and side, wood flooring and a feature fireplace forms the focal point of the room with built in storage cupboard and shelving above, in an alcove to the side. The kitchen is fitted with a range of cupboard and drawer units to three walls and has a built in oven and hob and tiled flooring. Stairs lead to the first floor landing. On the first floor are two bedrooms with the main bedroom to the front, being a comfortable double with an en suite shower room fitted with a white suite. The second bedroom has a built in airing cupboard and window to the side. Also on this floor is the bathroom which is fitted with a white suite and part tiled walls. From the landing a door provides access to a staircase leading to the spacious attic bedroom. This is a great, versatile space with sloping ceilings, exposed timbers and eaves storage.

## Parking

There is no parking with the property however there is a public car park just a few yards away.



## Measurements

### Living Room

4.50m x 3.70m (14'9" x 12'2")

### Kitchen

4.10m x 3.60m (13'5" x 11'10")

### First Floor

### Bedroom 1

3.60m x 2.97m (11'10" x 9'9")

### En Suite Shower Room

### Bedroom 2

3.40m x 2.31m (11'2" x 7'7")

### Bathroom

### Attic Bedroom

4.70m x 3.40m (15'5" x 11'2")



Ground Floor



First Floor



Second Floor

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