

15 Hatcher Street
Dawlish
EX7 9NA

A Modernised And Spacious Extended Terraced House In A
Convenient Location Close To Dawlish Town Centre.

£177,500 Freehold DFD01229



Accommodation

Two Bedrooms, Bathroom, Lounge, Dining Room, Kitchen, Garden, Off Road
Parking, uPVC Double Glazing, Gas Central Heating With New Boiler, EPC D.

This Victorian terraced house which was built around the turn of the century, has mainly brick faced elevations under a slate roof. The property retains many original features including fireplaces.

It benefits from a level and enclosed back garden which is west facing. There is also a small carport at the rear, which is approached by a service lane.

An early internal viewing is recommended to appreciate the well-presented and spacious accommodation this delightful town house offers.

The **ACCOMMODATION** comprises with approximate measurements:

Entrance Hall

uPVC front door leads into the entrance hall, laminate flooring, radiator, telephone point, under stairs storage cupboard.

Lounge 10' 6" x 9' 2" (3.20m x 2.79m)

uPVC window to the front aspect, laminate flooring, radiator, fireplace with tiled surround and hearth.

Dining Room 15' 1" x 10' 6" (4.59m x 3.20m)

Feature cast iron fireplace with wooden mantel and marble hearth, radiator, television point, built in cupboard with shelving. Opening to kitchen.

Kitchen 13' 11" x 7' 8" (4.24m x 2.34m)

Fitted with a modern range of cupboard and drawer units, rolled edge worktops, tiled splash backs, one and half bowl sink with single drainer, built in electric oven and gas hob, space for fridge freezer, space and plumbing for washing machine, Velux windows. uPVC window and door to rear garden.

First Floor Landing

Hatch to roof space, loft ladder.

Bedroom 1 15' 1" x 9' 10" (4.59m x 2.99m)

Two uPVC windows to front aspect, built in wardrobes, cast iron fireplace, radiator.

Bedroom 2 10' 10" x 7' 7" (3.30m x 2.31m)

uPVC window to the rear aspect, cast iron fireplace, radiator.

Bathroom

P shaped bath with shower over, vanity wash basin, low level WC, fully tiled, heated towel rail, uPVC obscure window.

Outside

To the front of the property is a small paved garden. To the rear the garden is mainly paved with flower and shrub borders, outside water tap, garden shed, and a covered car port providing off road parking for a small car.

COUNCIL TAX BAND:C

Consumer Protection from Unfair Trading Regulations 2008. Force and Sons has not tested any apparatus, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose; a buyer is advised to obtain verification from their surveyor. References to the tenure of the property are based on information provided by the seller as Force and Sons has not had sight of the title; a buyer is advised to obtain verification from their legal advisor. All measurements are for guidance only and are not precise. Items shown in photographs are not included unless specifically mentioned in the sale particulars, however may be available by separate negotiation. Buyers should check the availability of any property and make an appointment to view before embarking on a journey to see a property.