

26 Hatcher Street  
Dawlish  
Devon  
EX7 9NA

Four Bedroom Town House

£230,000 Freehold DFD01164



## Accommodation

Four Bedrooms, Kitchen, Lounge, Family Bathroom, Garage, Allocated Parking Space, No Chain, EPC-D

We are pleased to offer for sale this well proportioned town house which is situated close to Dawlish town centre and the amenities it has to offer including shops, restaurants and the beach. Transport links are good with the main line railway station and bus routes only a short walk away.

The **ACCOMMODATION** comprises with approximate measurements:

Part glazed uPVC door in to

#### **Entrance Hall**

Cloak cupboard with electrical consumer unit in it. Stairs up to

#### **First Floor Landing**

Radiator, hatch to insulated loft. Doors to

#### **Lounge** 16' 3" x 10' 11" (4.95m x 3.32m)

Two uPVC windows to rear aspect. Radiator.

#### **Bedroom 4** 9' 9" x 7' 9" (2.97m x 2.36m)

uPVC window to front aspect. Radiator. Telephone point.

From the landing there are two steps up to

#### **Kitchen/Breakfast Room** 12' 11" x 10' 11" (3.93m x 3.32m)

Range of wall and base units, rolled edge work surfaces with tiled splashbacks. Single drainer stainless steel sink unit. Spaces for gas cooker, washing machine and fridge. Wall mounted 'Vokera' gas boiler. Vinyl flooring. Telephone point. uPVC window to rear aspect.

**Bedroom 1** 13' 0" x 9' 10" (3.96m x 2.99m)  
radiator, uPVC window to front aspect.

From the first floor landing stairs lead up to

#### **Second Floor Landing**

Hatch to insulated loft. Airing cupboard with slatted shelving and electric heater. Doors to

#### **Bedroom 2** 10' 0" x 7' 9" (3.05m x 2.36m)

Radiator, uPVC window to front aspect.

#### **Bedroom 3** 11' 6" x 10' 9" (3.50m x 3.27m)

Radiator, telephone point, uPVC window to rear.

#### **Family Bathroom**

White suite comprising panelled bath with 'Mira' thermostatic shower bar over. Pedestal sink, close coupled WC. Room is partly lined with bathroom wall boards. Radiator, obscure glazed uPVC window to rear aspect.

#### **Garage**

The garage is accessed from the rear of the property. Single up-and-over metal door. Power and light. Water tap. There is also an allocated parking space.

**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.

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