



# Robert Williams

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Asking Price  
**£235,000**  
Freehold

Brook Street  
Dawlish  
Devon  
EX7 9AE

## Brook Street, Dawlish

A very well presented 3 bedroom house, with stunning garden and desirable location in the seaside town of Dawlish.

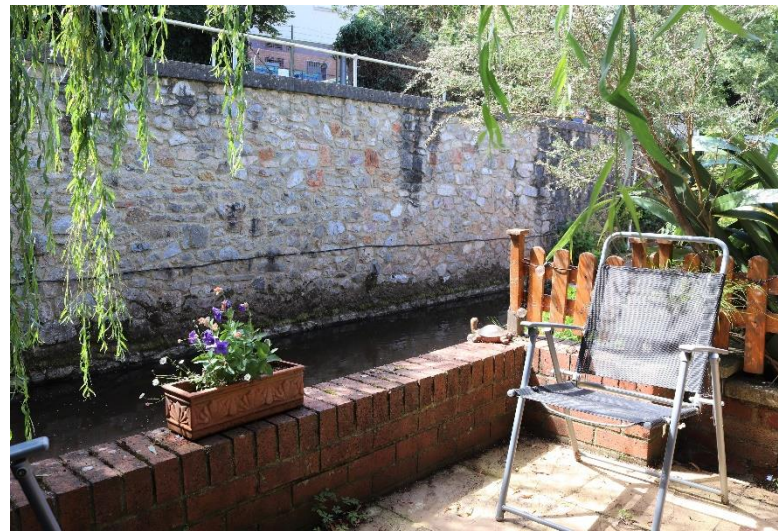


# The situation...

Dawlish is a traditional seaside town, with a beautiful golden sand beach. There are an array of shops, cafes and restaurants, and a brook which runs through the centre of a wide open green called The Lawn. It is home to a range of birds including the famous black swans.

There are plenty of coastal walks and cycle paths available going out towards Exmouth, Dawlish Warren, and Teignmouth. The property itself is found just a five-minute walk to the town centre.

The city of Exeter is around a thirty-minute drive away making it a perfect location for anyone who may need to commute but enjoys living somewhere a bit more peaceful.



## Key Points

**Local Authority:** Teignbridge Council

**Council Tax Band:** B

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**EPC Rating:** TBC

- Two areas of south facing garden
- Peaceful Location
- Separate self-contained home office
- 3 Bedrooms
- Recently modernised bathroom & kitchen
- Good sized open living/dining room
- Plenty of storage
- Short level walk to The Lawns, shops and beach



# The Property...

Through the front door you go into the entrance hallway with stairs leading up to the first floor, there is plenty of space for coats and shoes to be stored. To the right is the door through to the kitchen, supplied with ample solid beech counter space and space for utilities, a tiled splashback, and wall and base units. The kitchen then leads into the generously sized living/dining room which due to being positioned at the rear of the property is a lovely bright and quiet space which overlooks the beautiful garden. If you continue through the back of the living room there is a utility area which then leads onto the garden where the self-contained home office is situated.

On the first floor are the two double bedrooms, both with good sized windows providing plenty of natural light. The bathroom has been recently renovated to a wet room with a very modern finish. There is a shower, WC and sink, as well as mirrored wall unit with LED lights. There are two large useful storage cupboards situated on this level.

From the first floor, there are also the stairs leading up to the attic room. This could also be used as a bedroom, or again a space to work from home. There is a velux window which keeps the room light and cool. Again, there are storage cupboards around the room.

To the rear of the property is one of its key wow factors - two areas of south-west facing garden. An array of plants and flowers wrap around to give a tranquil area to enjoy some peace and quiet or entertain guests. Towards the bottom end of the garden is a gate which opens up to the second part of the garden, a paved area which sits above the river and is perfectly secluded by the foliage.

The whole property has been neutrally decorated throughout with little to no work needed by a prospective buyer and there is double glazing on all the windows. Parking permits are available for local car park, with additional parking area situated at the end of the street.





# Time to find out more...

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Approximate Gross Internal Area = 68.8 sq m / 740 sq ft

(Including Attic Room)

Office = 4.4 sq m / 47 sq ft

Total = 73.2 sq m / 787 sq ft

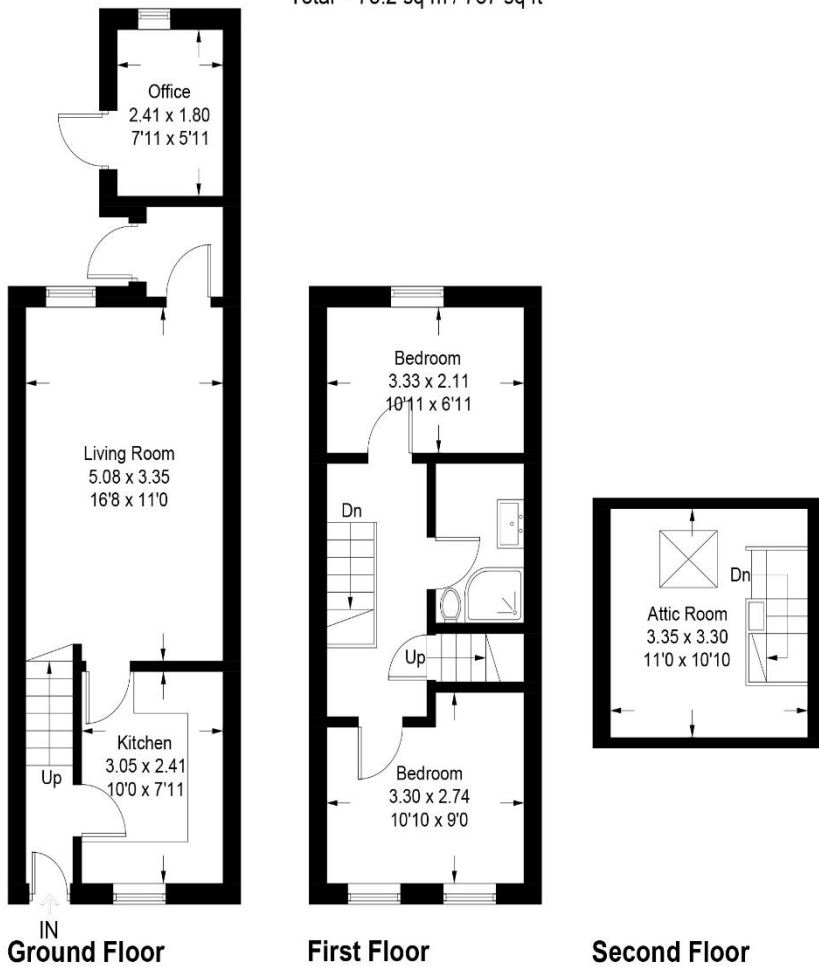
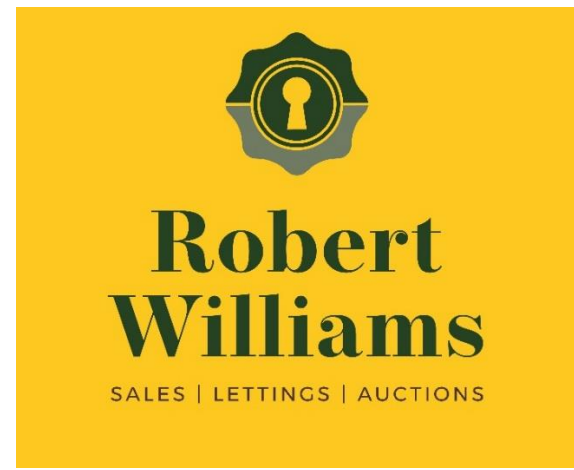


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID884788)



## Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.

EPC TO FOLLOW