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Golden Terrace, **Dawlish**, EX7 9LB









Tucked away in a quiet pedestrian street this charming cottage enjoys a peaceful location just a few yards from the town centre offering a range of shops, cafes, public transport and the beach. The accommodation is fitted with gas central heating and uPVC double glazing and comprises; entrance porch, cloakroom, living room, kitchen, 2 bedrooms, bathroom, courtyard garden with small studio/office.
Tenure: Freehold. Council Tax Band: B EPC: C

£150,000

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Accommodation
uPVC double glazed front door to;

Entrance Porch
uPVC double glazed windows; door to;

Living Room
3.20m x 3.10m (10'6" x 10'2")
Feature fireplace with log burner, recess with shelving and uPVC double glazed window to the front aspect. Door to;

Kitchen
2.70m x 2.39m (8'10" x 7'10")
Fitted with white cupboard and drawer base and wall units with contrasting worksurface and tiled walls. Fitted electric oven and gas hob, plumbing for washing machine and dishwasher. Window to the rear, stairs to the first floor and door to;

Lobby
Door to the rear courtyard and door to;

Cloakroom
Fitted with a white suite comprising hand basin and WC.

First Floor Landing
Access to loft space via pull down ladder, built in storage cupboard, doors to;

Bedroom 1
3.50m x 3.00m (11'6" x 9'10")
Pleasant outlook to the front aspect and two built in wardrobes.

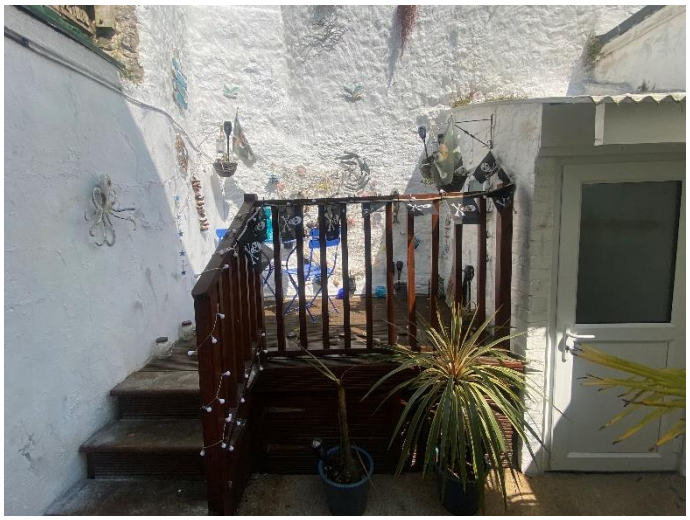
Bedroom 2
High level shelving and window to the rear aspect.

Bathroom
Finished with fully tiled walls and fitted with a white suite comprising bath with mains shower over, vanity wash hand basin and WC. Opaque window.

Outside
To the front of the property is an attractive garden with small area of lawn with flower borders. To the rear is an enclosed courtyard enjoying a surprising amount of privacy which can be enjoyed from a raised decked seating area. A garden store has been converted to create a small studio/office.







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