



• **Three bedroomed cottage** • **Front and rear gardens**

Country cottage situated a short walk to Dawlish town centre with good sized front and rear gardens, three bedrooms and two reception rooms. The cottage is in need of full modernisation and would be suitable for occupation or investment purposes with a potential income in excess of £800 per calendar month. There is also potential to create a driveway to the front of the property subject to any necessary planning consents.

**Situated** The seaside town of Dawlish is renowned for its sandy beaches and picturesque lawns making it popular with tourists and locals alike. The Strand has recently been redesigned and landscaped to create a bustling, market town atmosphere. The town offers a wide range of facilities and amenities including well regarded schools, health centre, a diverse range of shops and cafes and a Sainsbury's supermarket on the edge of town. In addition to all this is our famous Black swans.

**Ground Floor** Hall, Two reception rooms.

**First Floor** Three Bedrooms, Bathroom/WC

**Outside** Front and rear gardens. Potential for a driveway.

