

East Cliff Road, **Dawlish**, EX7 0BP

Superbly presented first floor flat, served by a lift, with a modern kitchen and contemporary shower room. The apartment is conveniently situated for the town centre, regular bus services and the railway station. There is the additional benefit of a GARAGE, and the block also offers delightful communal grounds. Reception Hall, Living/Dining Room, Kitchen, Double Bedroom, Shower Room, Communal Gardens, Garage.
Tenure: Freehold. Council Tax Band: B EPC: C

£140,000

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Accommodation

Front door with security entry phone, to;

Communal Hallway

Stairs and lift to the first floor. Front door to;

Reception Hall

Tiled flooring with underfloor heating, airing cupboard and storage cupboard. Doors to;

Living Room

3.50m x 4.20m (11'6" x 13'9")

Finished with wood flooring and uPVC double glazed window to the front aspect.

Kitchen

3.28m x 2.11m (10'9" x 6'11")

Finished to a high standard and fitted with a comprehensive range of white base and wall cupboard and drawer units with contrasting work surfaces having concealed lighting. Integrated fridge freezer and dishwasher, built in eye level electric oven and microwave, induction hob, plumbing for washing machine. uPVC double glazed window and tiled floor.

Bedroom

3.75m x 3.52m (12'4" x 11'7")

uPVC double glazed window and wood flooring.

Shower Room

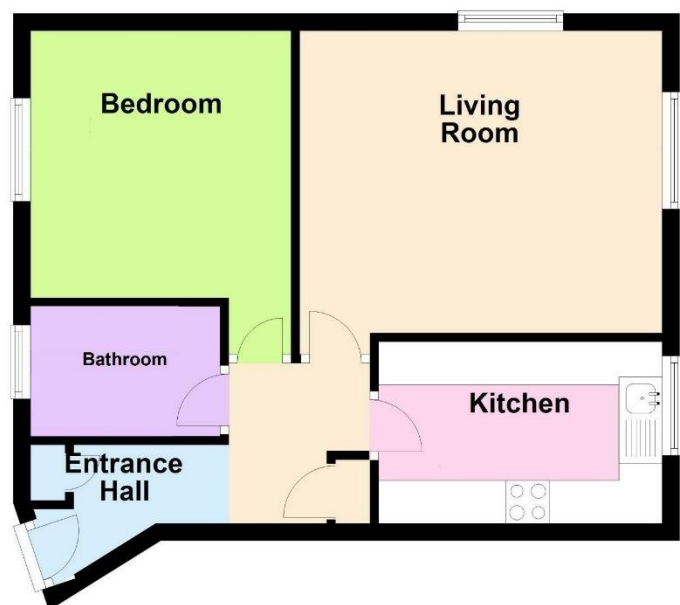
Well appointed with a corner shower cubicle, vanity wash hand basin, low level WC. Finished with fully tiled walls and flooring with under floor heating, opaque uPVC double glazed window.

Outside

To the front of the property the flat has the benefit of a SINGLE GARAGE. To the rear of the block is a delightful communal garden with a sunny aspect and a gate provides a shortcut to the town, beach and railway station.

Tenure

The property is held on a 999 year lease from 1985.



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