

# Commercial Road, Dawlish, EX7 9HU



Well presented ground floor flat, situated in the heart of the town centre and having the benefit of its own enclosed courtyard. The accommodation is fitted with gas central heating and uPVC double glazed windows and comprises double aspect, living/dining room, kitchen, double bedroom, shower room.

Tenure: Leasehold. Council Tax Band: A EPC TBC

£120,000

01626 862379

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### Accommodation

UPVC double glaze front door to;

### Communal Entrance Hall.

Front door to;

### Living/Dining Room

uPVC double glazed windows to the front and rear aspect, feature fireplace with tiled hearth, two radiators, Under stairs storage cupboard, built-in cupboard housing gas combination boiler. Door to;

### Kitchen

Fitted with matching cupboard and drawer wall and base units with 1 1/2 bowl sink unit and work surfaces with tiled splashback's. Plumbing for washing machine, gas cooker point, space for fridge freezer, tiled floor. Window and stable door to the rear courtyard. Door to;

### Inner Lobby

Built-in storage cupboard, tiled floor and doors to;

### Bedroom

Recess with hanging rail and shelving radiator, UPVC double glaze window, looking onto the courtyard.

### Shower Room

Finished to a high standard with fully tiled walls and double shower enclosure, pedestal, wash, handbasin, WC. Heated towel rail, extractor fan, tiled flooring.

### Outside.

The property has the benefit of a small enclosed courtyard which is paved and has an outside tap and light.

### Tenure

The property is held on a 999 year lease and pays approximately £160pa towards the cost of buildings insurance.

