

Coronation Avenue, Dawlish, EX7 9EJ



Purpose built first floor flat offering spacious accommodation fitted with gas central heating and uPVC double glazing. The property has the advantage of its own entrance and garden. It is conveniently located for a local primary school, shop and a regular bus service.

Tenure: Leasehold. Council Tax Band: A EPC: D

£140,000

01626 862379

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Accommodation

Front door to;

Entrance Lobby

Door to the rear garden and stairs to the first floor.

Hallway

Built-in storage cupboard and doors to;

Living Room

4.43m x 3.83m (14'6" x 12'7") extending to 4.54m (14'6" x 14'11")

Large window to the front aspect, brick fireplace with gas fire.

Kitchen

3.34m x 2.38m (10'11" x 7'10")

Fitted with a range of cupboard and drawer base and wall units, built-in gas oven and hob, plumbing for washing machine, space for fridge, wall mounted gas boiler. This double aspect room enjoys some views towards the distant countryside.

Bedroom 1

3.73m x 3.29m (12'3" x 10'10")

Fitted with a range of wardrobes, outlook over the town towards the distant countryside.

Bedroom 2

3.25m x 3.16m (10'8" x 10'4")

Built-in storage cupboard, shower cubicle, window to the front aspect.

Bathroom

Fitted with a coloured suite comprising panelled bath, vanity wash handbasin, WC. Half height tiling, wall mounted electric heater, obscure glazed window.

Outside

To the rear, the property has an enclosed area of garden with a useful store.

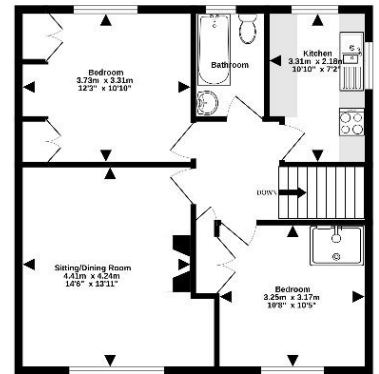
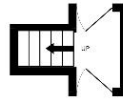
Tenure

WE understand the property is held on a 125 year lease from May 1990



Ground Floor
A.L. 10.11. (14'06.83) approx.

1st Floor
17.2.10.11 (56'10.83) approx.



TOTAL FLOOR AREA: 60.4 sq.m. (650 sq.ft.) approx.
*This is an approximate measurement and should not be used for legal purposes. Measurements are taken to the internal face of walls and doors. The actual area may vary slightly due to construction tolerances. The area is not guaranteed and is for information only. Please refer to the title deeds for the correct area.

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