

# Cliff Court, West Cliff, **Dawlish**, EX7 9DE



Conveniently located for the town centre, sea front and transport links is this purpose built, ground floor flat offering deceptively spacious accommodation and parking.

LEASEHOLD, COUNCIL TAX BAND - A, EPC - E.

£139,950

01626 862379

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**FRASER & WHEELER**

## ACCOMMODATION

Located on the ground floor with level access, the communal front door opens into the communal hallway. Front door to:

## ENTRANCE HALL

Two useful storage cupboards, coving to ceiling and doors to:

## LOUNGE

A versatile and spacious room currently used as a bedroom. Two uPVC double glazed windows and coving to ceiling.

## KITCHEN

Fitted with a range of wall and base units with roll edge work surfaces, inset stainless steel sink and drainer unit, tiled splash backs, integrated electric oven and hob, space for fridge/freezer, space and plumbing for washing machine, coving to ceiling and uPVC double glazed window.

## BEDROOM 1

Built-in double wardrobe, coving to ceiling and uPVC double glazed door opening out to the communal courtyard garden.

## BEDROOM 2

UPVC double glazed window, built-in double wardrobe and coving to ceiling.

## SHOWER ROOM

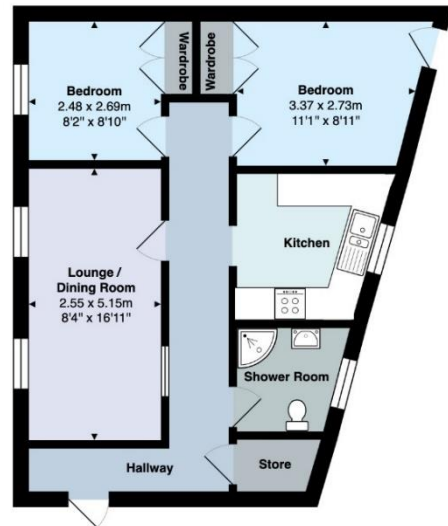
Fitted with a three-piece suite comprising shower enclosure with electric shower unit, close coupled WC and wash hand basin, extractor fan and uPVC double glazed opaque window.

## OUTSIDE

Accessed via a path to the side and located to the rear of the building is a communal courtyard garden which enjoys a high degree of privacy.

## PARKING

One allocated parking space located in the communal car park



Flat 18, Cliff Court, Westcliff, Dawlish  
Approx. Floor Area: 57.6 m<sup>2</sup> ... 620 ft<sup>2</sup>



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