King Street, **Dawlish**, EX7 9LG









Superbly presented top floor flat conveniently situated for the town centre with a range of shops, cafes, excellent transport links and the beach. The accommodation is fitted with electric radiators and comprises; Entrance Hall, Open Plan Living Room and Kitchen, Double Bedroom, Shower Room. No Onward Chain.
Tenure: Leasehold. Council Tax Band: A. EPC: C. EPC - C.

£90,000

01626 862379

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This delightful top floor flat occupies the attic of this town centre property and offers well presented, accommodation with irregular shaped rooms, sloping ceilings and some exposed beams. It is heated by electric radiators in the principal rooms and has Velux windows with an outlook over the roof tops. The property is ideally located for a range of amenities with shops, cafes, pubs, regular bus and rail services and the beach, all within easy walking distance.



Accommodation
Front door with entry phone system, to:

Communal Entrance Hall
Stairs to the first floor. Front door to;

Reception Hall
Understairs storage recess and stairs to second floor hall with doors to;

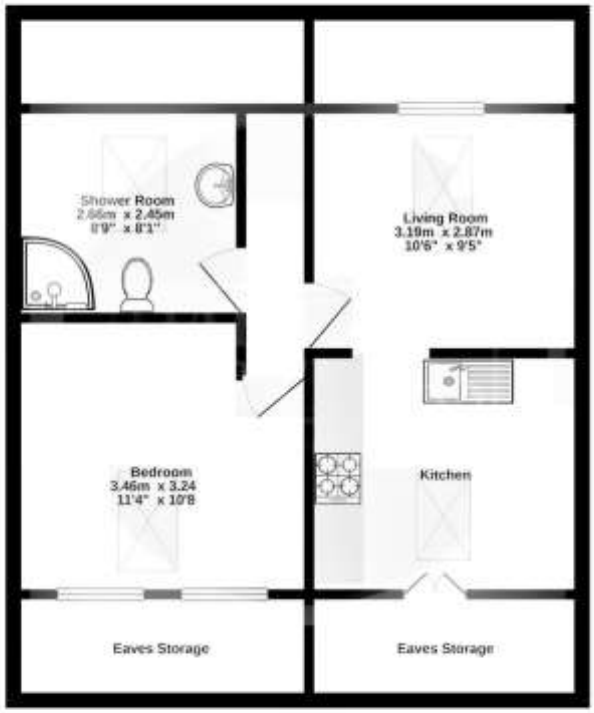
Living Room / Kitchen
5.08m x 3.72m (16'8" x 12'2") an irregular shaped room
An open plan, double aspect room with sloping ceiling, Velux windows to the front and rear aspect, exposed beams and eaves storage. Kitchen: Fitted with a range of cupboard and drawer base and roll edge work surface with inset one and half bowl single drainer sink unit with mixer taps. Built in electric oven with four ring electric hob and extractor hood above, space for fridge freezer, plumbing for washing machine.

Bedroom
4.19m x 3.14m (13'9" x 10'4") Irregular shape room.
Velux double glazed window to the front aspect, part sloping ceiling with exposed beam, radiator, tv point, eaves storage.

Shower Room
Double glazed Velux window. Fitted with a white suite comprising shower cubicle with electric shower, vanity wash hand basin with tiled splashback and cupboards below, low level WC, extractor fan, electric fan heater, part sloping ceiling with exposed beam, light with shaver point. Eaves storage.

Tenure
The property is held on a 999 year lease from 2016. we are advised the current maintenance charge is £1016pa. Please note that pets are not permitted.

Second Floor
53.6 sq.m. (577 sq.ft.) approx.



19 Queens Street, Dawlish, Devon, EX7 9HB
Telephone: 01626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk

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