



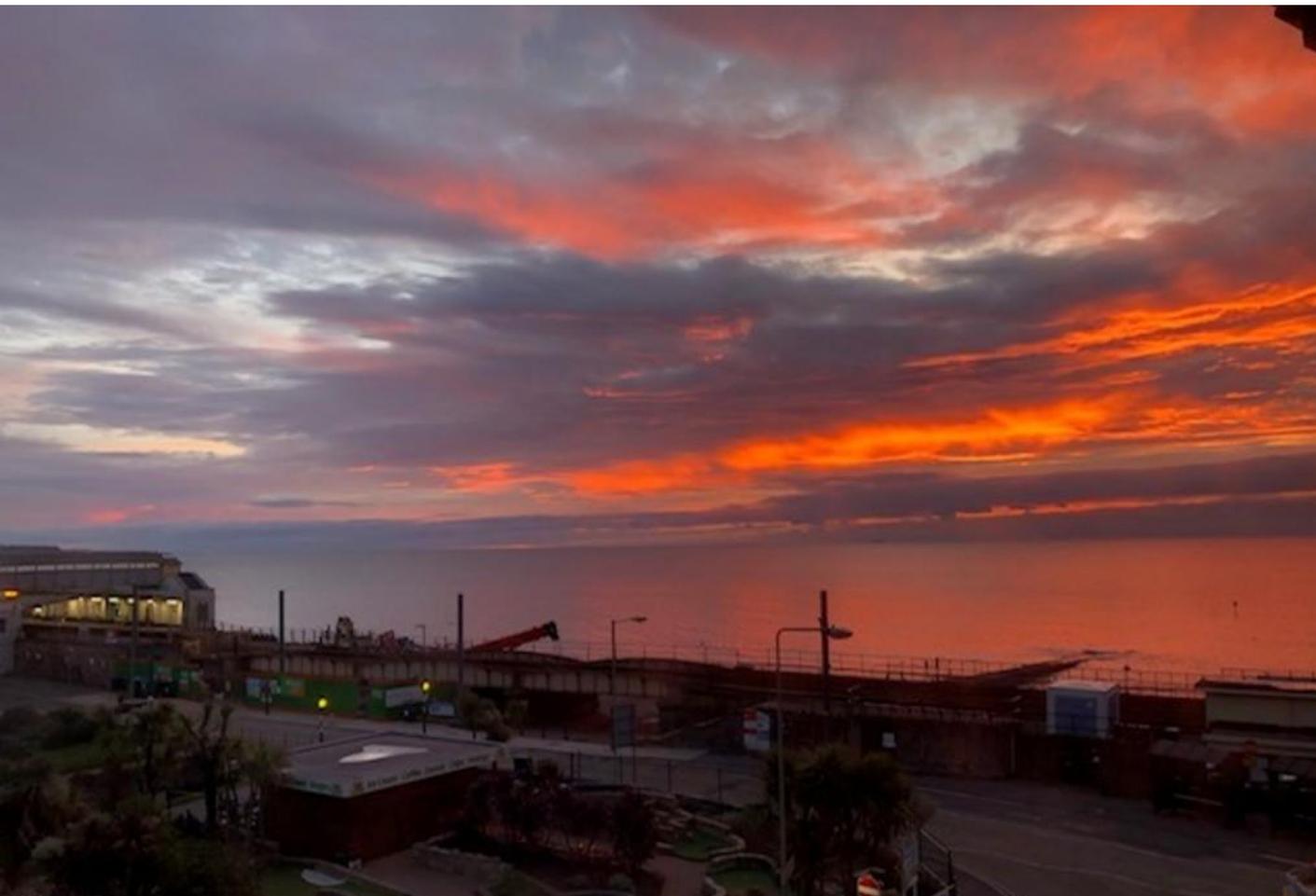
- TOP FLOOR APARTMENT
- STUNNING SEA AND COASTAL VIEWS
- NO ONWARD CHAIN
- CLOSE TO TOWN CENTRE AMENITIES, BEACH AND TRAIN STATION
- IN GOOD DECORATIVE ORDER
- LIVING ROOM DINER, MODERN FITTED KITCHEN
- TWO BEDROOMS, MODERN SHOWER ROOM
- UPVC DOUBLE GLAZING
- IDEAL FIRST TIME BUY

Brookdale Terrace, Dawlish, EX7 9PF

Guide Price £150,000

Offered to the market with NO ONWARD CHAIN is this spacious top floor apartment overlooking the lawns and Brook, with stunning sea and coastal views. Close to the town centre and train station as well as the coastline walks. Offered in good decorative order with accommodation briefly comprising; reception hall, living room diner, modern fitted kitchen, two bedrooms, modern shower room, uPVC double glazing. An internal viewing comes highly recommended.

***IDEAL FIRST TIME BUY ***



Property Description

Offered to the market with NO ONWARD CHAIN is this top floor apartment overlooking the lawns and Brook, with stunning sea and coastal views. Close to the town centre and train station as well as the coastline walks. Offered in good decorative order with accommodation briefly comprising; reception hall, living room diner, modern fitted kitchen, two bedrooms, modern shower room, uPVC double glazing. An internal viewing comes highly recommended.

Timber front door into...

RECEPTION HALL

Doors to principal rooms. Power points.

BEDROOM ONE

uPVC double glazed window to rear, power points.

BEDROOM TWO

uPVC double glazed window to rear, built in wardrobe with double doors, built in storage cupboard housing hot water heater, power points.

SHOWER ROOM

Velux skylight, modern white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit with storage beneath, glazed quadrant shower enclosure with wall mounted electric shower mirrored vanity unit, shaver socket, electric chrome ladder heater towel rail.

LIVING ROOM DINER

Two uPVC double glazed windows to front enjoying spectacular sea and coastal views, fireplace with timber mantle, power points, television aerial connection point. Squared arch through to...





MODERN FITTED KITCHEN

With a range of matching Shaker style wall and base units with beech block work surface, butler sink, space for large electric cooker, tiled splash backs, space and plumbing for washing machine and fridge freezer, power points, uPVC double glazed window to front enjoying a similar outlook to that of the living room diner.

MATERIAL INFORMATION - Subject to legal verification

(Information provided - not verified)

Leasehold/Share of Leasehold

Length of Lease: 970 years - Share of freehold 1/4

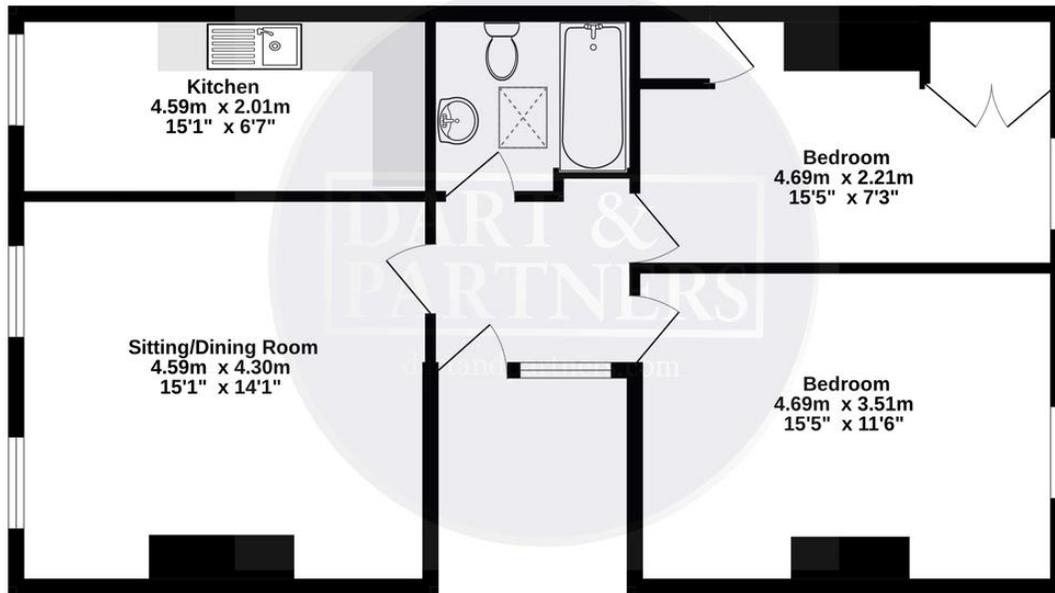
Annual Ground Rent: £10 a year

Ground Rent Review:

Service Charge - £100 a month

Service Charge Review:

Council Tax Band B



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements