

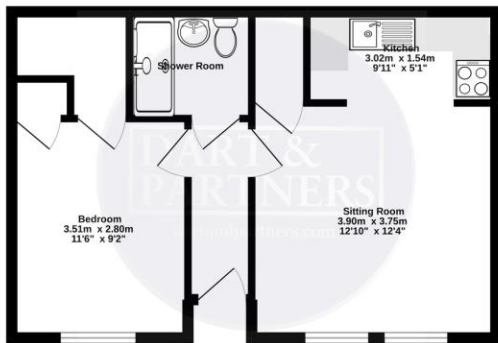


ALEXANDRA ROAD, DAWLISH, EX7 9JT
£90,000





Ground Floor
39.6 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA: 39.6 sq.m. (427 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, the responsibility of the accuracy of the floor plan is not accepted by the agent. The agent is not responsible for any errors or omissions in the floor plan. The agent is not responsible for any errors or omissions in the floor plan. The agent is not responsible for any errors or omissions in the floor plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

An over 60's purpose built ground floor apartment with own independent access. Level approach to town centre, beaches and lawns. The accommodation briefly comprises; lounge through to a modern fitted kitchen, double bedroom with built in wardrobe plus walk-in wardrobe/store room, shower room. Emergency pull cords throughout the apartment. There are also well maintained communal gardens, a residents' lounge and visitors parking.

Benefitting from a level position, this apartment offers easy access to the town centre amenities and the seafront. The town is known for its black swans living on the brook which runs through the town with adjacent lawns. Facilities including a whole variety of shops, churches, schools, health centre etc. Dawlish has a mainline railway station connecting to London Paddington, and a regular bus service connecting to Exeter, Teignmouth and beyond. Recessed entrance with courtesy lighting, uPVC double glazed entrance door through to...

ENTRANCE HALLWAY Wall hung electric heater, emergency pull cord. Door through to...

LOUNGE uPVC double glazed windows overlooking Albert Street, wall hung Sunhouse night storage heater, emergency pull cord, door to deep airing cupboard with factory lagged hot water cylinder, slatted shelving and useful storage below. Squared arch through to...

KITCHEN Modern fitted kitchen with range of cupboard and drawer base units under laminate rolled edge work surfaces incorporating single drainer stainless steel sink unit, tiled splash backs, corresponding eye level units, space for cooker, space for upright fridge freezer, plumbing for washing machine, fitted extractor.

BEDROOM uPVC double glazed window with outlook onto Albert Street, wall hung Dimplex night storage heater, door to built in wardrobe with hanging rail and fitted shelving, further door to walk-in wardrobe/store room providing useful storage.

SHOWER ROOM Double shower cubicle with glazed shower screen, fitted Triton shower, tiled to shower enclosure, wash hand basin set into vanity unit, low level WC, fitted extractor, wall hung Dimplex heater, shaver light and socket, fitted mirror.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared Freehold:TBC

Length of Lease: 199 years from 25 December 1985 (TBC)

Annual Ground Rent:TBC

Ground Rent Review:TBC

Annual Service Charge:Service Charge Review:

Approximate annual management fees £3,200

Council Tax Band A



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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.