



## Alexandra Road, Dawlish, EX7 9JT

£95,000

- OVER 60's PURPOSE BUILT FIRST FLOOR APARTMENT
- SOUTHERLY ASPECT OVERLOOKING THE BROOK
- LEVEL APPROACH TO TOWN CENTRE, BEACHES AND LAWNS
- UPVC DOUBLE GLAZING, MODERN ELECTRIC HEATING
- NEUTRAL DECOR THROUGHOUT
- WELL TENDED COMMUNAL GARDENS
- ALLOCATED PARKING SPACE

This well presented retirement apartment is situated on the first floor of a sought after warden assisted development for the over 60's. It enjoys a level location in the heart of the town and is convenient for a range of local amenities including the lawns, shops, train station, bus stops and beaches. Accessed by stairs, the accommodation briefly comprises entrance hall, living room, kitchen, double bedroom and shower room. The principal rooms offer a southerly aspect overlooking the Brook. There are also well maintained communal gardens, a residents lounge and visitors parking. Dawlish has a mainline railway station connecting to London, Paddington and a regular bus service connects to Exeter and Newton Abbot.



## Property Description

Stairs to first floor, front door with letterbox into...

### ENTRANCE HALL

Modern electric heater with remote control, coved ceiling, storage cupboard, airing cupboard, white doors to....

### LOUNGE

A lovely light room with neutral décor with uPVC double glazed window with pleasant aspect overlooking the Brook, modern electric radiator with remote control and can be controlled by a Smartphone App, coved ceiling, TV aerial point, telephone point, opening to....

### KITCHEN

White wood base and eye level units with roll top work surface to three walls, inset sink with drainer and mixer tap, plumbing for washing machine, space for fridge freezer, electric hob with oven below and extractor hood over, uPVC double glazed window with aspect to the front of the property, tiled splashbacks and coved ceiling.

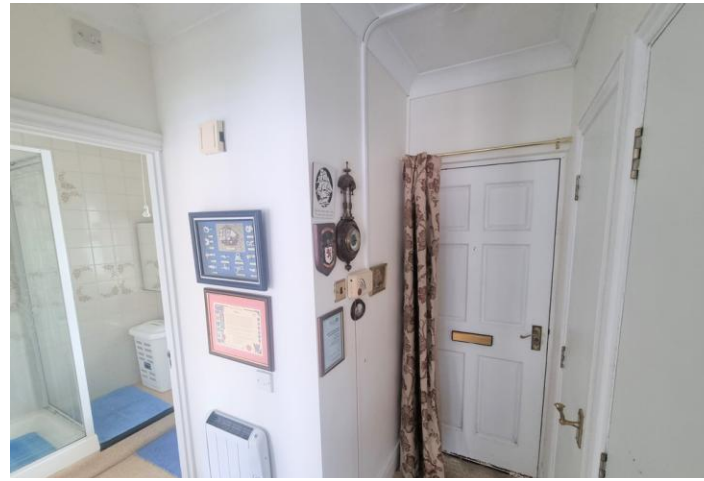
### BEDROOM

Again, a light room with neutral décor throughout, uPVC double glazed window with pleasant aspect overlooking the Brook, storage recess, electric heater.

### SHOWER ROOM

Suite comprising of tiled shower cubicle with fitted electric shower, low level WC, pedestal wash hand basin, tiling to walls, opaque uPVC double glazed window to front, chrome electric wall mounted towel rail.





## OUTSIDE

There are two areas of communal gardens with the principal gardens being enclosed by walling and laid to lawn with patio areas. There is a courtesy gate onto the Dawlish Lawns whilst adjacent to the apartment there is a further lawn and drying area and path leading to the residents lounge. The property also enjoys the benefit of an **ALLOCATED PARKING SPACE**.

MATERIAL INFORMATION - Subject to legal verification

Leasehold

Length of Lease: 199 years from 25th December 1985  
Annual Ground Rent: £100.00 per annum (paid £25.00 quarterly)

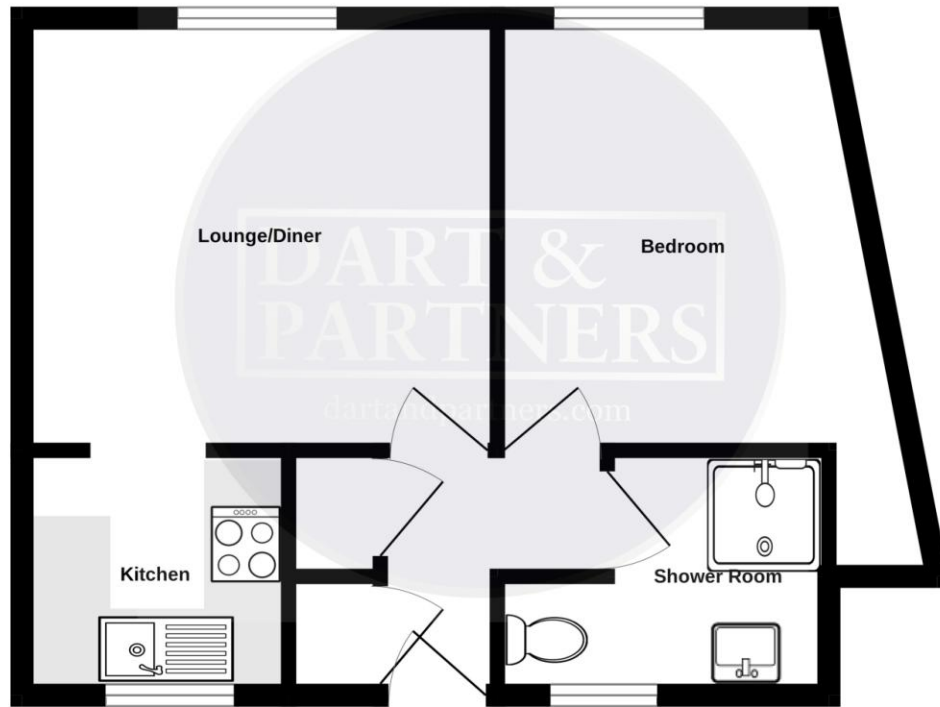
Ground Rent Review: TBC

Annual Service Charge: Service charge - £3,541.62 per annum – can be paid annually, quarterly or monthly (monthly - £295.13)

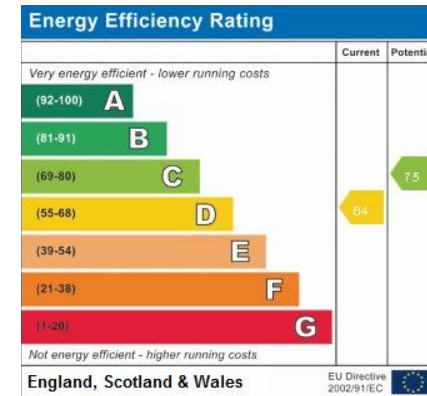
Service Charge Review: TBC

Council Tax Band A

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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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