



- WELL PRESENTED TOP FLOOR APARTMENT
- CONVENIENT TOWN CENTRE LOCATION
- LIVING ROOM DINER
- MODERN FITTED KITCHEN
- SHOWER ROOM
- BEDROOM
- OUTSIDE SPACE FOR SMALL TABLE AND CHAIRS

## Old Town Street, Dawlish, EX7 9AL

Guide Price £110,000

Offered with NO ONWARD CHAIN is this well presented top floor apartment situated in a popular town centre location close to public transport and the beach. Modern accommodation briefly comprising; living room diner, modern fitted kitchen, shower room, bedroom. The property is approached towards the rear of the building via a metal spiral staircase with balcony giving access to the property and having space for a small bistro table and chairs. A great first time buy or investment.



## Property Description

Offered with NO ONWARD CHAIN is this well presented top floor apartment situated in a popular town centre location close to public transport and the beach. Modern accommodation briefly comprising; living room diner, modern fitted kitchen, shower room, bedroom. The property is approached towards the rear of the building via a metal spiral staircase with balcony giving access to the property. Space for a small bistro table and chairs.

**\*\* FLOORPLAN TO FOLLOW\*\***

An internal viewing come highly recommended.

uPVC sliding patio doors open into...

### LIVING ROOM DINER

Wall mounted electric heater, power points, USB sockets, television aerial connection point, wall mounted consumer unit. Laminate flooring, ceiling spotlights. Doors to principal rooms.

### KITCHEN

Modern range of high gloss wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven, four ring induction hob, splashback, space and plumbing for washing machine, fridge and freezer, power points, Velux window to front, under eaves storage. Door to...

### BEDROOM

Velux window to rear, wall mounted electric heater, power points, telephone socket.

### SHOWER ROOM

Modern white suite comprising close coupled WC, pedestal wash hand basin, glazed Quadrant shower enclosure with wall mounted electric shower, extractor fan, chrome ladder heated towel rail.



## OUTSIDE

The property is approached towards the rear of the building via a metal spiral staircase with balcony giving access to the property. Space for a small bistro table and chairs.

MATERIAL INFORMATION - Subject to legal verification

Leasehold

Length of Lease: The lease is 999 years (from 2014)

Annual Ground Rent: No ground rent

Ground Rent Review: N/A

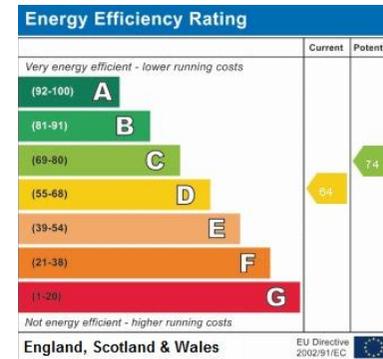
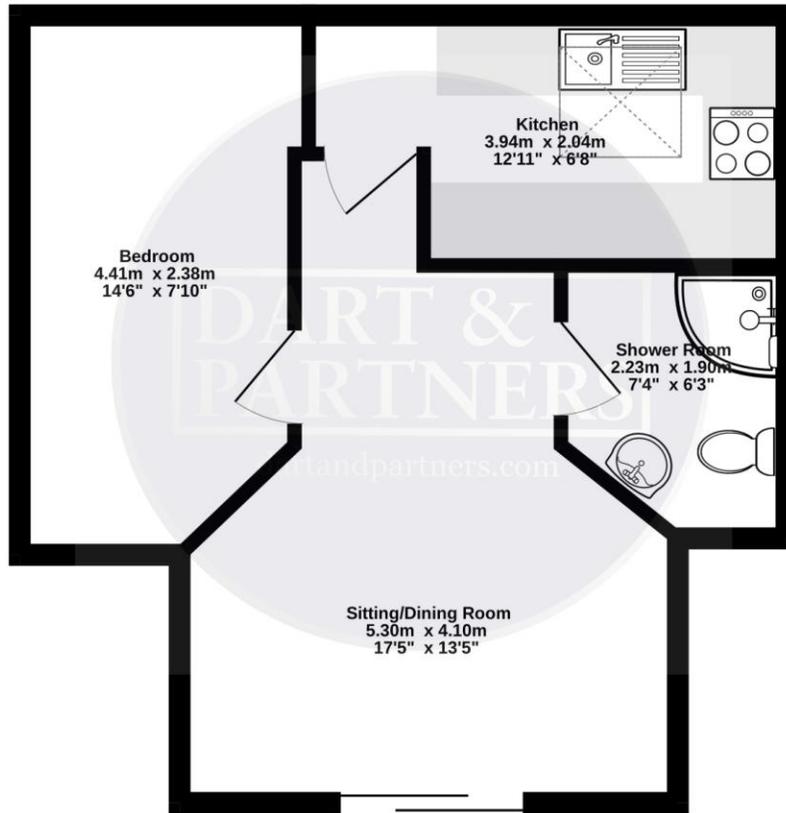
Annual Service Charge: No service charge. Buildings insurance is £360 a year, split between the 3 flat owners.

Service Charge Review:

Council Tax Band A

---

**2nd Floor**  
36.1 sq.m. (388 sq.ft.) approx.



9 Queen Street, Dawlish, Devon,  
EX7 9HB

www.dartandpartners.com  
01626 862057  
property@dartandpartners.com

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