



- FIRST FLOOR APARTMENT SITUATED CLOSE TO TOWN AND BEACH
- RECEPTION HALL
- LIVING ROOM
- KITCHEN
- BEDROOM
- BATHROOM
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN

Red Lion Place, Old Town Street, Dawlish, EX7 9AR

Guide Price £90,000

Dart & Partners are delighted to offer this first floor purpose built one bedroom flat situated close to Dawlish town centre with all of its local amenities, transport links and beaches. The apartment has accommodation briefly comprising; reception hall, living room, kitchen, bedroom and bathroom. Allocated parking space. Offered with NO ONWARD CHAIN. A perfect first time buy or investment opportunity. An early viewing comes highly recommended.



## Property Description

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Multi-paned timber front door into...

### RECEPTION HALL

With doors to principal room, radiator, coat hanging hooks, wall mounted consumer unit.

### LIVING ROOM

With uPVC double glazed window to front, radiator, power points, television aerial connection point, squared arch through to...

### KITCHEN

With wall and base units with timber effect roll top work surface, inset stainless steel sink drainer, space for under counter fridge and freezer, space for electric cooker, tiled splash backs, power points, wall mounted gas boiler supplying domestic hot water and gas central heating, extractor fan.

### BEDROOM

uPVC double glazed window to front, radiator, power points, loft access hatch.

### BATHROOM

Coloured suite comprising close coupled WC, pedestal wash hand basin, panelled bath, wall mounted electric





shower over, shower curtain, tiled splash backs,  
extractor fan, radiator, useful vanity shelf.

MATERIAL INFORMATION - Subject to legal  
verification

Leasehold:

Length of Lease: 999 years from 1990 approx

Annual Ground Rent: We believe there is no ground  
rent

Ground Rent Review:

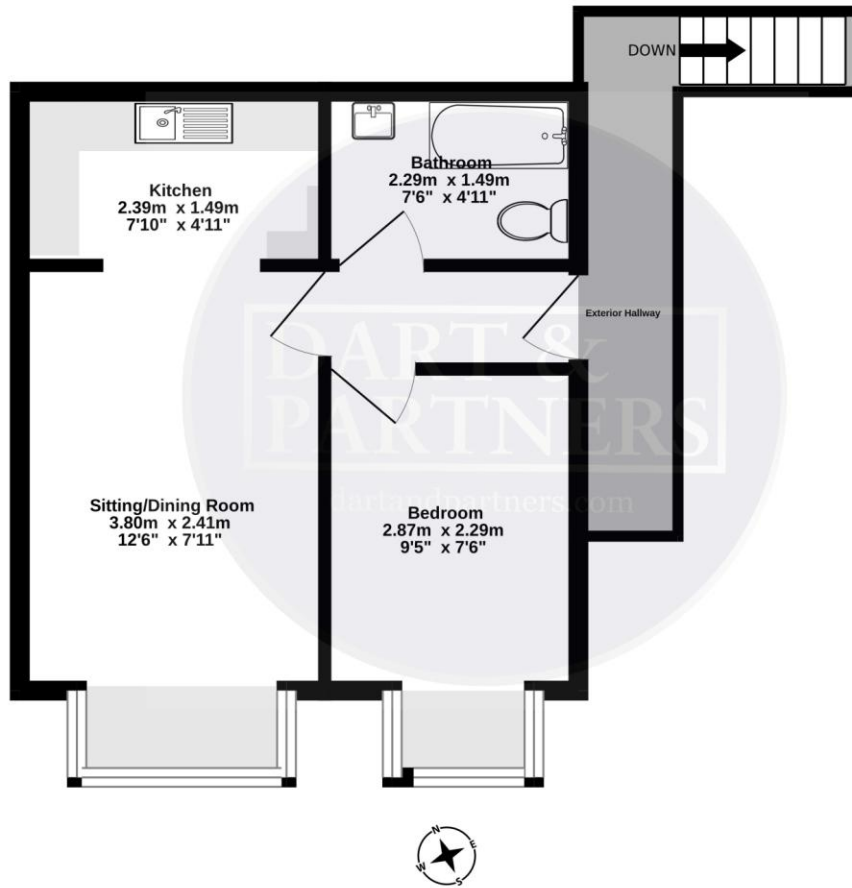
Service Charge: £40 a month approx

Service Charge Review:

Council Tax Band A

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26.0 sq.m. (280 sq.ft.) approx.



TOTAL FLOOR AREA : 26.0 sq.m. (280 sq.ft.) approx.

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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