



- RECENTLY CONVERTED TOP FLOOR APARTMENT
- CONVENIENTLY LOCATED IN THE TOWN CENTRE
- FINISHED TO A HIGH STANDARD THROUGHOUT
- NO ONWARD CHAIN
- IDEAL INVESTMENT OPPORTUNITY
- RECEPTION HALL, OPEN PLAN LIVING/KITCHEN/DINER
- DOUBLE BEDROOM WITH FITTED WARDROBES
- MODERN SHOWER ROOM

King Street, Dawlish, EX7 9LG

Guide Price £120,000

A fantastic opportunity to purchase this recently converted top floor apartment. Conveniently located for the town centre, local amenities and train station. The property is finished to a high standard throughout and has accommodation briefly comprising; Reception hall, open plan living/kitchen/diner, shower room, double bedroom with fitted wardrobes. Offered with **NO ONWARD CHAIN**. This would make a great investment opportunity. An early viewing comes highly recommended.



Property Description

Timber front door into...

RECEPTION HALL

Under stairs storage area with coat hooks, power points, Velux window, stairs rising to top floor. Doors to principal rooms.

OPEN PLAN LIVING/KITCHEN/DINER

Dual aspect with Velux windows to front and rear aspect enjoying distant sea glimpses, electric radiator, power points, television aerial connection point, useful under eaves storage area. **KITCHEN:** Comprehensive range of matching base units with roll top work surface over, inset one and a half bowl composite sink drainer, integrated electric oven, four ring hob with stainless steel extractor canopy above, stainless splash back, space and plumbing for washing machine and dishwasher, space for fridge and freezer, wall mounted consumer unit, power points, folding doors opening to under eaves storage area, wall mounted telephone entry system.

BEDROOM

Irregular shaped room with Velux window to front, ceiling beam, useful under eaves storage area, electric radiator, power points, telephone socket, range of built in wardrobes and chests of drawers.

SHOWER ROOM

With Velux window to rear, modern white suite comprising close coupled WC, wash hand basin set into vanity unit, glazed quadrant shower enclosure, wall mounted electric shower, extractor fan, wall mounted electric heater, sliding door to under eaves storage area.





MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 999 years from 2016

Annual Ground Rent:

Ground Rent Review:

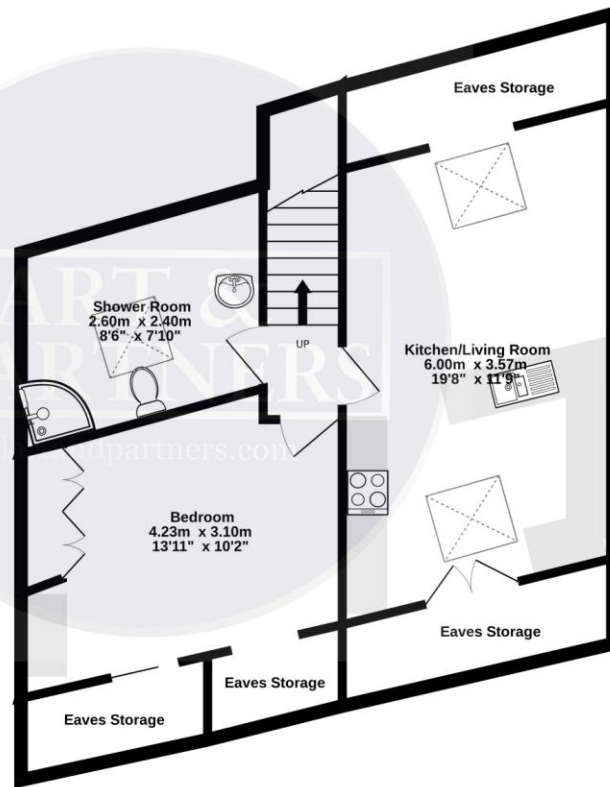
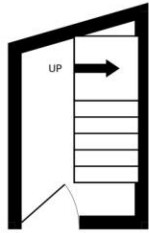
Annual Service Charge: £901.62 per annum (approx.)

Service Charge Review:

Council Tax Band A

1st Floor
42 sq.m. (46 sq.ft.) approx.

2nd Floor
46.0 sq.m. (495 sq.ft.) approx.



TOTAL FLOOR AREA : 50.2 sq.m. (541 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) A		
(81-91) B		
(69-80) C	72	73
(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



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