



- TOP FLOOR APARTMENT CLOSE TO TOWN, BEACH AND AMENITIES
- SEA AND COASTAL VIEWS
- OPEN PLAN LIVING ROOM/KITCHEN DINER
- ONE BEDROOM
- SHOWER ROOM
- SECONDARY GLAZED SASH WINDOWS
- ELECTRIC HEATING
- IDEAL FIRST TIME BUY OR INVESTMENT

West Cliff, Dawlish, EX7 9DN

Guide Price £110,000

This spacious top floor apartment situated close to the town centre, train station and all local amenities, has wonderful sea and coastal views. Offering accommodation briefly comprising; open plan living room/kitchen diner, bedroom, shower room, secondary glazed windows, electric heating, wonderful sea and coastal views. A fantastic first time buy or investment.



Property Description

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Timber front door into...

OPEN PLAN LIVING ROOM/KITCHEN DINER

With secondary glazed sash window to front enjoying spectacular sea and coastal views, engineered oak flooring, wall mounted electric heater, power points, television aerial connection point, telephone socket. KITCHEN: With range of matching high gloss wall and base units with tiled work surface and matching splash backs, inset stainless steel sink drainer, integrated electric oven and four ring hob with stainless steel extractor above, space and plumbing for appliance.

Door through to...

BEDROOM

With secondary glazed sash window to front enjoying similar views to that of the living room. Power points, wall mounted electric heater.

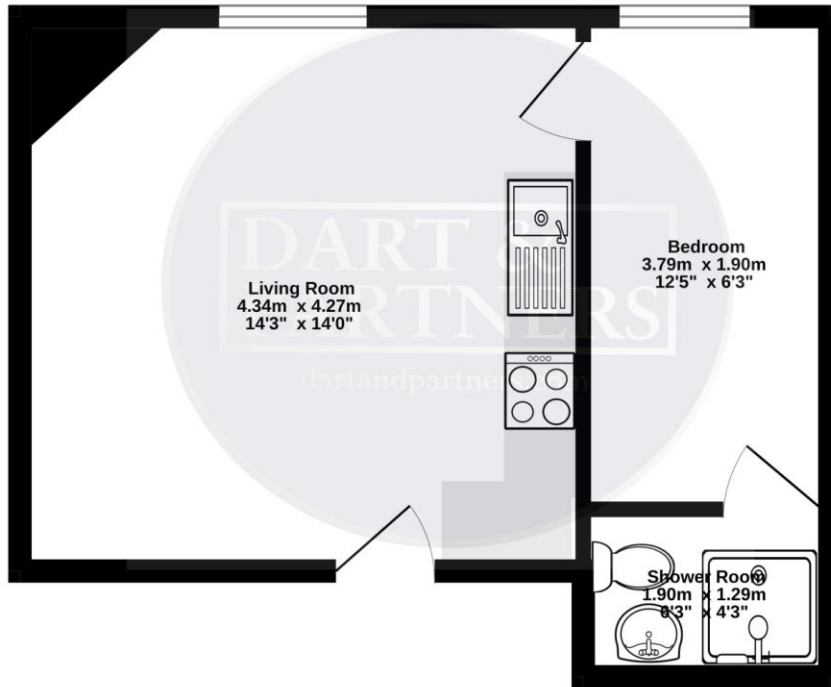
Door through to...

SHOWER ROOM

With white suite comprising close coupled WC, pedestal wash hand basin, glazed shower enclosure with wall mounted electric shower, tiled splash backs, vanity unit and light with shaver socket, extractor fan, wall mounted electric heater.



2nd Floor
27.7 sq.m. (298 sq.ft.) approx.



TOTAL FLOOR AREA : 27.7 sq.m. (298 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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MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 999 years

Annual Ground Rent: None

Ground Rent Review: N/A

Annual Service Charge: £60 PCM as of 1st January

Service Charge Review: 30th June 2024

Council Tax Band A

Comes with 1/6 share of Freehold

Management Company shared by owners.

Grade 2 listed building so no EPC needed.

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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

