



- NEWLY REFURBISHED GROUND FLOOR APARTMENT
- CLOSE TO DAWLISH WARREN BEACH AND NATURE RESERVE
- IN VERY GOOD DECORATIVE ORDER
- OPEN PLAN LIVING ROOM/KITCHEN DINER
- TWO BEDROOMS, MODERN SHOWER ROOM
- WELL MAINTAINED COMMUNAL GARDENS, ALLOCATED PARKING
- DOUBLE GLAZING, ELECTRIC HEATING
- IDEAL FIRST TIME BUY, INVESTMENT OR HOLIDAY HOME

**Devondale Court, Dawlish Warren, EX7 0PN**

**Guide Price £145,000**

Offered to the market with NO ONWARD CHAIN is this newly refurbished two bedroom purpose built ground floor apartment offering a pleasant open outlook over very well maintained communal gardens. Situated approximately half a mile from the sandy beach and nature reserve. The apartment is offered in very good decorative order and has accommodation briefly comprising; open plan living room/kitchen diner, inner hallway, two bedrooms, modern shower room, uPVC double glazing, electric heating. Allocated parking space. An ideal first time buy, investment buy or holiday home. An internal viewing comes highly recommended.



## Property Description

Obscure glazed uPVC front door into...

### OPEN PLAN LIVING ROOM/KITCHEN DINER

With uPVC double glazed windows and sliding doors to the rear, opening out onto the BALCONY.

**KITCHEN:** Matching range of modern shaker style wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven, four ring electric hob with extractor canopy above, tiled splash backs, space and plumbing for washing machine, fridge and freezer, power points, wall mounted electric heater.

**LIVING ROOM:** Power points, television aerial connection point, telephone socket.

### BALCONY

### INNER HALLWAY

Wall mounted electric heater. Door to useful storage cupboard with wall mounted consumer unit, timber shelving, hot water boiler.

### SHOWER ROOM

Obscure uPVC double glazed window to front, modern suite comprising close coupled WC, inset wash hand basin into vanity unit, large walk-in shower with glazed screen, tiled splash backs, wall mounted electric shower, chrome heated towel rail.

### BEDROOM TWO

uPVC double glazed window to front, wall mounted electric heater, power points.

### BEDROOM ONE

uPVC double glazed window to side, wall mounted electric heater, power points.





## OUTSIDE

Well maintained communal gardens . Allocated parking space.

MATERIAL INFORMATION - Subject to legal verification

Leasehold

Length of Lease: 995 Years - 999 years from 2020

Annual Ground Rent:

Ground Rent Review:

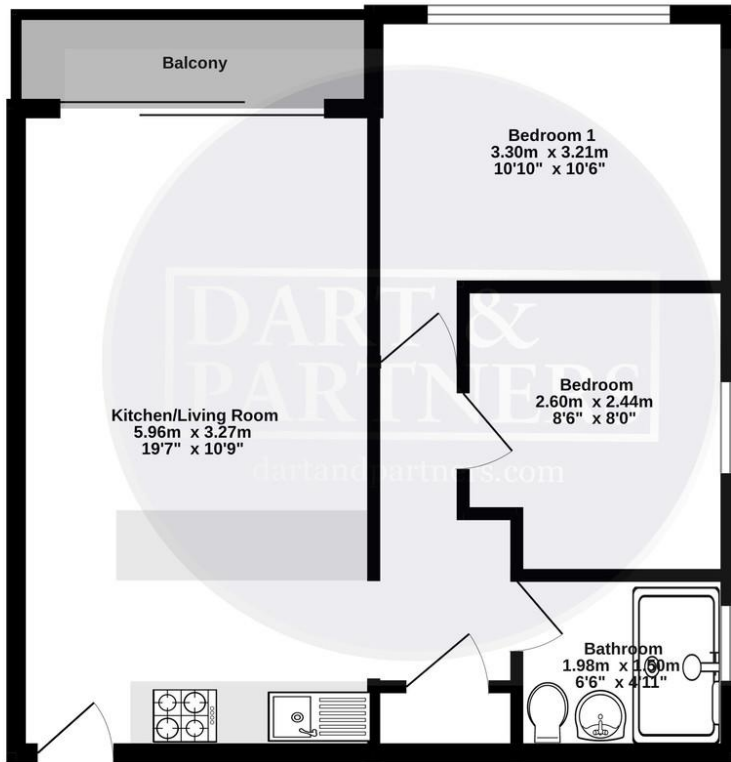
Annual Service Charge: £1390.00

Service Charge Review: Ad Hoc

Council Tax Band A

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**Ground Floor**  
42.3 sq.m. (455 sq.ft.) approx.



**TOTAL FLOOR AREA : 42.3 sq.m. (455 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>		7.8
(55-68)	<b>D</b>	6.4	
(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	



9 Queen Street, Dawlish, Devon,  
EX7 9HB

[www.dartandpartners.com](http://www.dartandpartners.com)  
01626 862057  
[property@dartandpartners.com](mailto:property@dartandpartners.com)

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