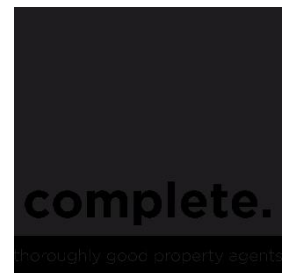




A spacious two bedroom apartment located in the gated Shell Cove area with private residents access to the beach. The property has allocated parking, garage and a roof terrace to enjoy those sunny Dawlish Days. The property requires some minor modernisation throughout and is offered with NO ONWARD CHAIN.

Shell Cove | Dawlish | EX7 0RW





PROPERTY TYPE

Apartment



SIZE

66 Sq m



LOCATION

Dawlish



AGE

1950s, 1960s and 1970s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Allocated Parking



OUTSIDE SPACE

Communal Garden, Roof Terrace



EPC RATING

C



COUNCIL TAX BAND

D



in a nutshell...

- Two Double Bedrooms
- Allocated Parking
- Garage
- Roof Terrace
- Sea Views
- Gated Location
- Communal Garden
- No Onward Chain
-





the details...

THE PROPERTY

Located just outside of Dawlish in a gated estate lies this two bedroom first floor flat. The property is seconds away from the local bus stop and a couple of minutes down the road is the Smugglers in. Dawlish itself is within walking distance and the property has access to a private beach via the estate. The property benefits from allocated parking and a garage to the front of the building. The building itself houses only four flats which can only be owner occupied.

STEP INSIDE

Firstly we step through a communal front door that serves the two first floor flats. There is a staircase up to a small landing and the door through to the flat on the left hand side. The front door opens into a hallway which has access to the loft, storage cupboard and doors to primary rooms. The first door on the left hand side of the hallway takes us into the family bathroom. This is recently renovated and consists of a large walk in shower cubicle, low level WC, wall mounted wash hand basin with storage both over and under and a wall mounted heated towel rail. The next two rooms we come to are the bedrooms. To the back of the flat is the second bedroom which is a large double room with integral storage. There is ample room for bedroom furniture and the bedroom provides an impressive sea view. The main bedroom is more or less opposite the second bedroom and is at the front of the flat. A large double room with more than enough space for bedroom furniture. As you continue along the hallway we come to the lounge/diner. An spacious room that has views out to the sea, access to the roof terrace and a door to the kitchen. There is plenty of light coming into the room and there is ample room for furniture, storage and dining room table and chairs. The kitchen has both wall and floor mounted units with work surface over. There is an integral hob and oven, integral stainless steel sink and drainer and the space and plumbing for washing machine and fridge freezer.

THE OUTSIDE

To the front of the property there is allocated parking for one and a garage that belongs solely to the flat.

Off the lounge/diner there is a spacious roof terrace that provides a lovely outlook to the sea. There is plenty of room for garden furniture in this sunny location.

The grounds of the estate are communal and there is access to a private beach to the bottom of the estate through a locked gate.



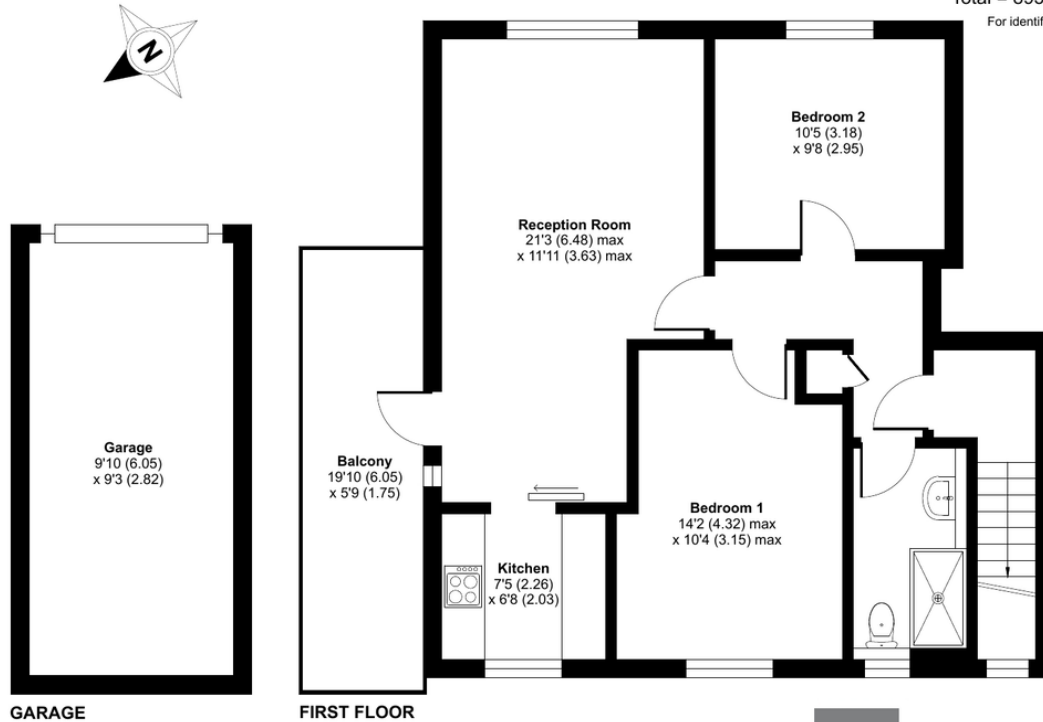
Shell Cove, Dawlish, EX7

Approximate Area = 708 sq ft / 65.7 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 893 sq ft / 82.8 sq m

For identification only - Not to scale



GARAGE

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1133168



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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bear in mind...

The maintenance is £500 per year
The ground rent is £60 per year
The apartment shares $\frac{1}{4}$ of the Freehold
125 year lease from 1993



the location...

Please check Google maps for exact distances and travel times.

Property postcode: EX7 0RW

how to get there...



Need a more complete picture? Get in touch with your local branch...

Tel [01626 870 870](tel:01626870870)
Email teignmouth@completeproperty.co.uk
Web completeproperty.co.uk

Complete
13 Wellington Street
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