



- LOUNGE DINING ROOM WITH EXCELLENT VIEWS
- STUNNING RECENTLY FITTED KITCHEN
- HIGH QUALITY SHOWER ROOM
- STUNNING COASTAL VIEWS
- DOUBLE BEDROOM WITH LARGE WARDROBES
- RESIDENTS PARKING
- GARAGE AVAILABLE TO RENT
- TELEPHONE ENTRY SYSTEM

East Cliff Road, Dawlish, EX7 0BP

£122,500

Offered to the market with NO ONWARD CHAIN is this immaculately presented purpose built one bedroom apartment, for the over 55's. Accommodation briefly comprising; lounge/dining room with stunning sea, coastal and country views, luxury recently fitted kitchen, stunning shower room, and bedroom. Offered on a shared ownership basis with a 70% share. No rent payable on the remaining 30%.



Property Description

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An internal viewing comes highly recommended.

From communal entrance hallway, front door into spacious hallway, high ceilings, doors to all rooms, further door to deep airing cupboard also housing modern electric hot water cylinder.

LOUNGE / DINER

A well-proportioned room with high ceilings with attractive feature coving, uPVC wide double glazed picture windows with stunning views across the town and out to sea taking in the coastline towards Babbacombe in the distance, Dawlish seafront, trainline and railway tunnels.

KITCHEN

Recently re-fitted to an extremely high standard with high quality fitted kitchen comprising base units to floor and eye level, with cupboards, drawers and display cabinets with integrated lighting, high quality integrated appliances including Siemens double oven, electric ceramic hob, integrated dishwasher, semi-integrated washing machine and separate tumble dryer, high quality grey oak effect work tops with corresponding upstands incorporating one and a half squared bowl stainless steel sink and drainer unit with a stylish chrome mixer tap with removable head, bespoke glass splashback to hob and matching floor tiles with electric under floor heating, full height sash style uPVC double glazed window with aspect to the side of the property, high ceilings with feature coving and high quality contemporary light fittings, wall mounted extractor, under unit lighting.



BEDROOM



Spacious bedroom with sash style uPVC double glazed window to the side aspect, built in wardrobes with further storage cupboards above, high ceilings with feature coving, large mirror fronted IKEA wardrobe with hanging rails, drawers and shelving above. wall mounted electric heater and modern glass contemporary light fitting.

SHOWER ROOM

Also recently re-fitted with high quality suite including double width corner glass shower enclosure with full height feature tiling to walls and shower enclosure, wall mounted chrome thermostatic shower control, white vanity unit with inset sink and mixer tap over, low level WC, chrome electric ladder style radiator, towel rails, ceiling mounted extractor



OUTSIDE

Well tended communal gardens.

Residents parking on a first come, first served basis.

SINGLE GARAGE situated in an adjacent block is available to rent for an additional £25 per calendar month.

MATERIAL INFORMATION

MATERIAL INFORMATION - Subject to legal verification

Leasehold

Length of Lease: New 99 year lease upon sale

Annual Ground Rent: None

Ground Rent Review: N/A

Service Charge: £164.54 per month

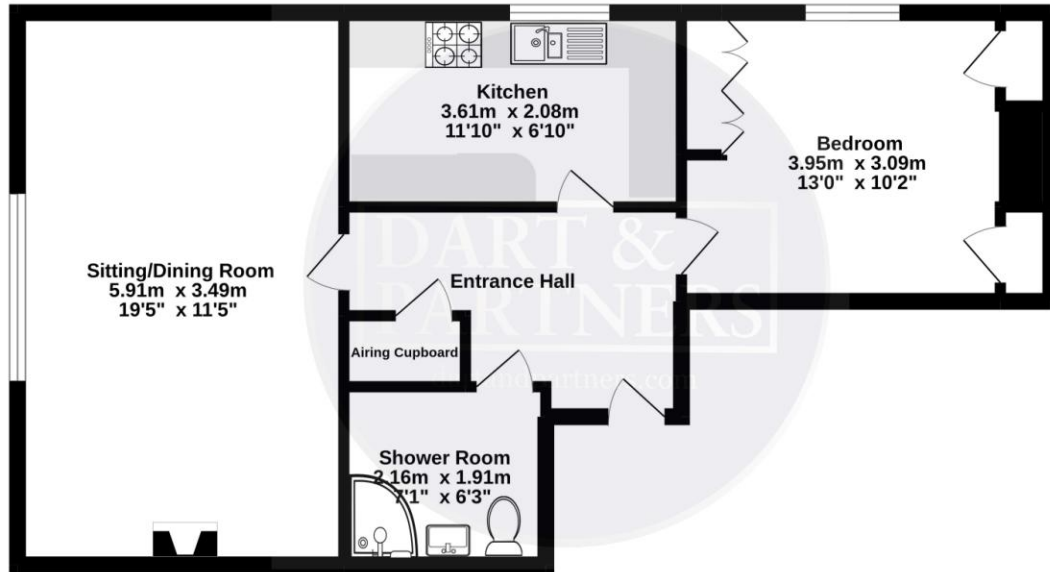
Service Charge Review: April

Council Tax Band B



Shared Ownership - 70% share being sold

51.1 sq.m. (550 sq.ft.) approx.



TOTAL FLOOR AREA : 51.1 sq.m. (550 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



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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