



- SECOND FLOOR APARTMENT WITH OUTLOOK OVER THE ESTUARY
- NO ONWARD CHAIN
- CONVENIENTLY LOCATED FOR ACCESS TO THE BEACH AND LOCAL AMENITIES
- RECEPTION HALL
- OPEN PLAN LIVING ROOM/KITCHEN DINER
- SHOWER ROOM, SEPARATE WC
- UPVC DOUBLE GLAZING, ELECTRIC HEATING
- ALLOCATED PARKING, COMMUNAL GARDENS

Devondale Court, Dawlish Warren, EX7 0PN Guide Price £140,000

Offered to the market with NO ONWARD CHAIN is this lovely two bedroom purpose built second floor apartment offering a pleasant open outlook over the estuary and rolling countryside and with well maintained communal gardens and an allocated parking space. Situated half a mile from the sandy beach and nature reserve. The property is also conveniently located for a good range of local amenities and public transport. Accommodation briefly comprising; reception hall, open plan living room/kitchen diner, two bedrooms, shower room, separate WC, allocated parking space, uPVC double glazing. An early viewing comes highly recommended.



Property Description

Obscure glazed uPVC front door into...

RECEPTION HALL

With doors to principal rooms. Night storage heater. Useful storage cupboard with timber shelf and hanging rail. Cupboard housing consumer unit. Door to...

OPEN PLAN LIVING ROOM/KITCHEN DINER

With uPVC double doors opening to juliet balcony. Matching double glazed windows to side with estuary views towards Exmouth and over the rolling countryside. Night storage heater, television aerial connection point, power points. KITCHEN with matching range of 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 above, space and plumbing for slimline dishwasher, washing machine and fridge, tiled splash backs, power points, cupboard with space for freezer, wall mounted water heater and timber shelving.

BEDROOM ONE

uPVC double glazed window to rear enjoying similar outlook to that of the living room. Power points, built in wardrobes with timber shelf and hanging rail. Loft access hatch.

BEDROOM TWO

uPVC double glazed window to rear enjoying similar views to that of bedroom one. Built in wardrobes with timber shelf and hanging rail. Power points.

SEPARATE WC

With obscure uPVC double glazed window to side, mid level white WC, wall mounted wash hand basin, tiled splash back.

SHOWER ROOM

Obscure uPVC double glazed window to side, modern white suite comprising inset wash hand basin into vanity unit, large glazed shower enclosure with wall mounted electric shower, illuminated vanity mirror, chrome ladder heated towel rail.





OUTSIDE

Well maintained communal gardens . Allocated parking space.

MATERIAL INFORMATION - Subject to legal verification

TBC

Leasehold/Commonhold/Share of Leasehold/Shared

Freehold:

Length of Lease:

Annual Ground Rent:

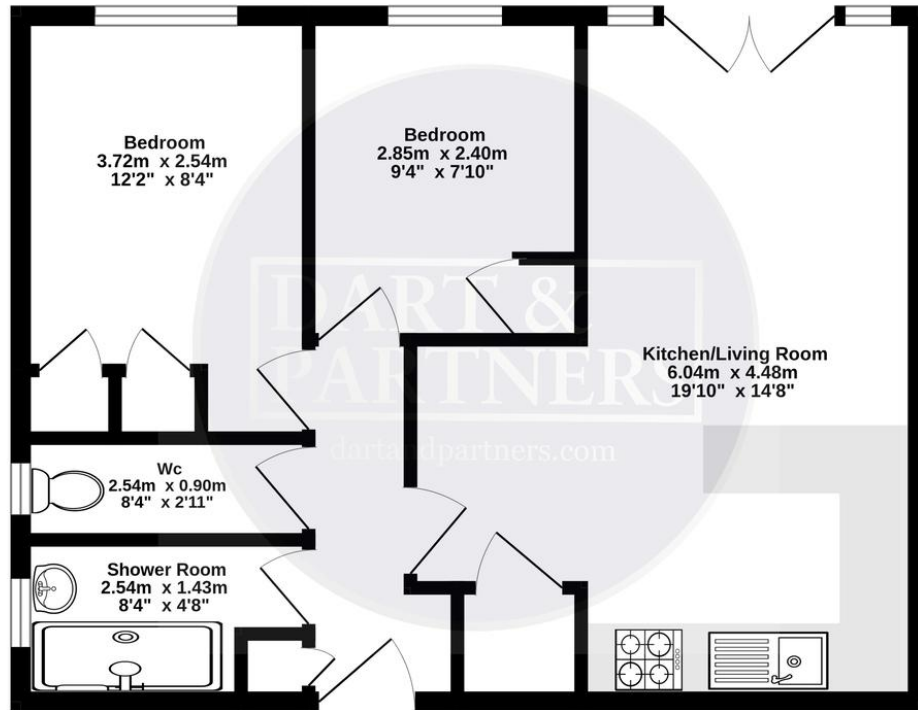
Ground Rent Review:

Annual Service Charge:

Service Charge Review:

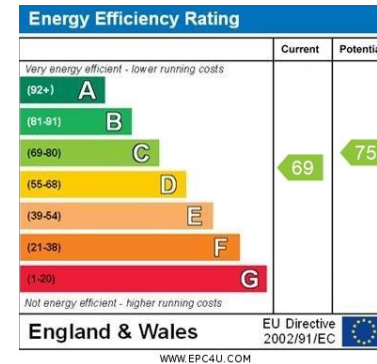
Council Tax Band A

2nd Floor
47.7 sq.m. (514 sq.ft.) approx.



TOTAL FLOOR AREA : 47.7 sq.m. (514 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.
 Made with Metropix ©2024



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