



## K9 Lee Cliff Park, Dawlish Warren

Guide Price £120,000

**DART &  
PARTNERS**  
Established 1971





## K9 Lee Cliff Park

Dawlish Warren, Dawlish

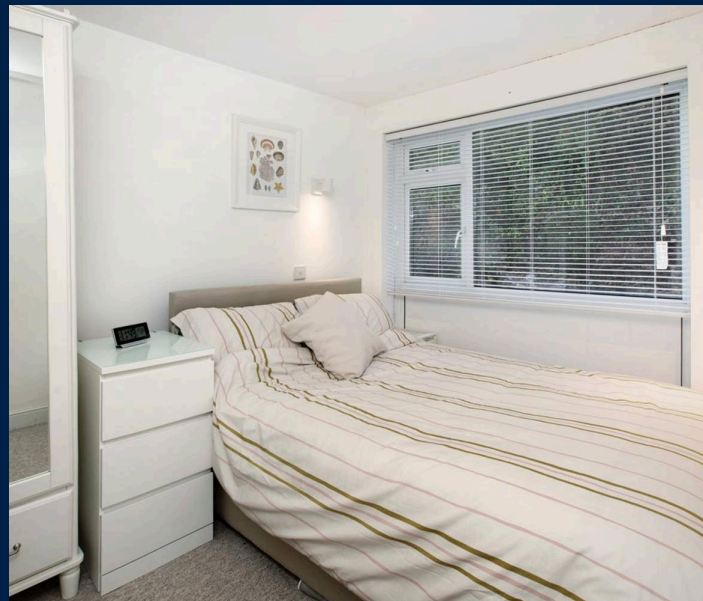
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- CLOSE TO AMINITIES AND BEACH
- ALLOCATED PARKING SPACE
- BALCONY OVERLOOKING WELL KEPT COMMUNAL GARDENS
- ONE DOUBLE BEDROOM
- MODERN FITTED KITCHEN
- LIVING ROOM DINER
- MODERN SHOWER ROOM
- WELL PRESENTED APARTMENT IN POPULAR LOCATION WITHIN DAWLISH WARREN





Offered to the market with NO ONWARD CHAIN is this well presented one bedroom apartment situated in a popular location within Dawlish Warren close to all local amenities. Accommodation briefly comprises; modern fitted kitchen, living room diner, spacious balcony overlooking the well kept communal gardens, double bedroom, modern shower room, allocated parking space. An early viewing comes highly recommended.

EPC Rating: F

#### **KITCHEN**

With modern range of base and wall unit with timber effect roll top work surface over, inset stainless steel sink drainer, space for electric cooker and fridge freezer, power points, uPVC double glazed window to front, fold out table and chairs.

#### **BEDROOM**

With uPVC double glazed window to front, power points.

#### **MODERN SHOWER ROOM**

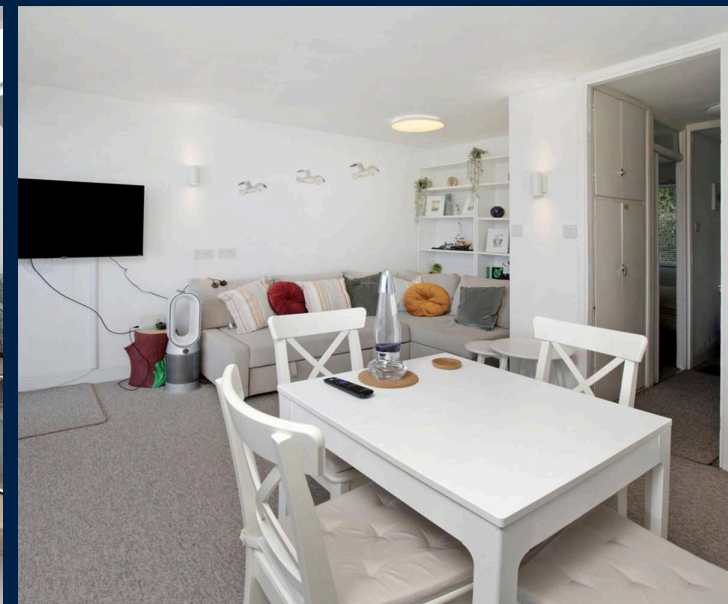
With roof skylight, modern white suite comprising close coupled WC, inset wash hand basin set into vanity unit, glazed shower enclosure with glazed folding door, wall mounted electric shower, space and plumbing for washing machine, illuminated mirrored vanity unit.

#### **INNER HALLWAY**

Airing cupboard with timber shelving and consumer unit.

#### **SITTING ROOM DINER**

With large uPVC double glazed window and door to the rear enjoying some sea views and rolling countryside beyond. A generously sized room with space for dining table and chairs. Recessed alcove with shelving and hanging rail. Power points, television aerial connection point.





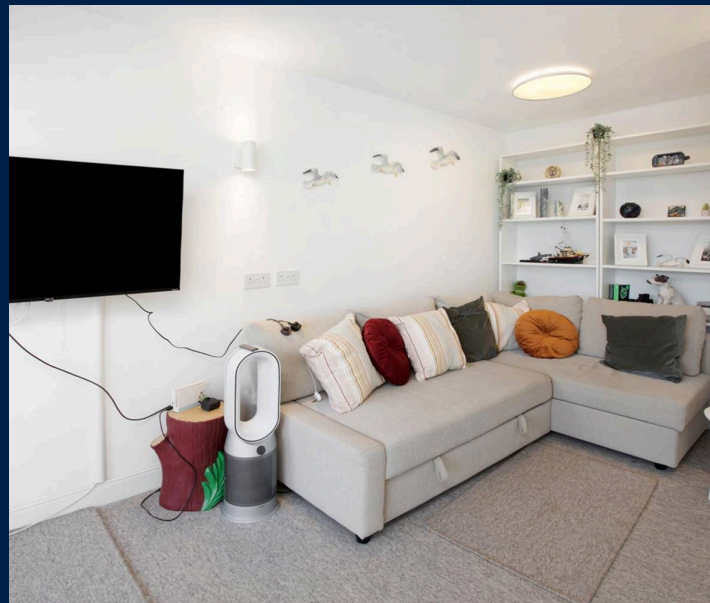
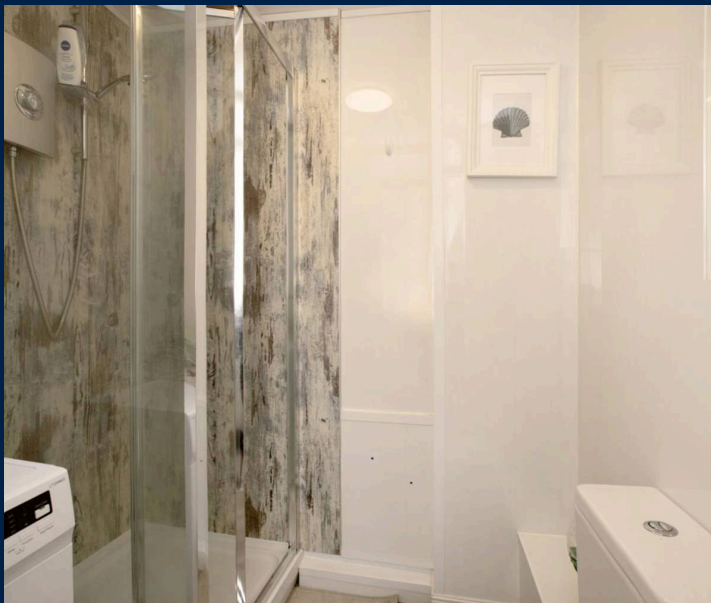


#### **BALCONY**

Of a good size with plenty of space for table and chairs.

#### **OUTSIDE**

ALLOCATED PARKING SPACE.

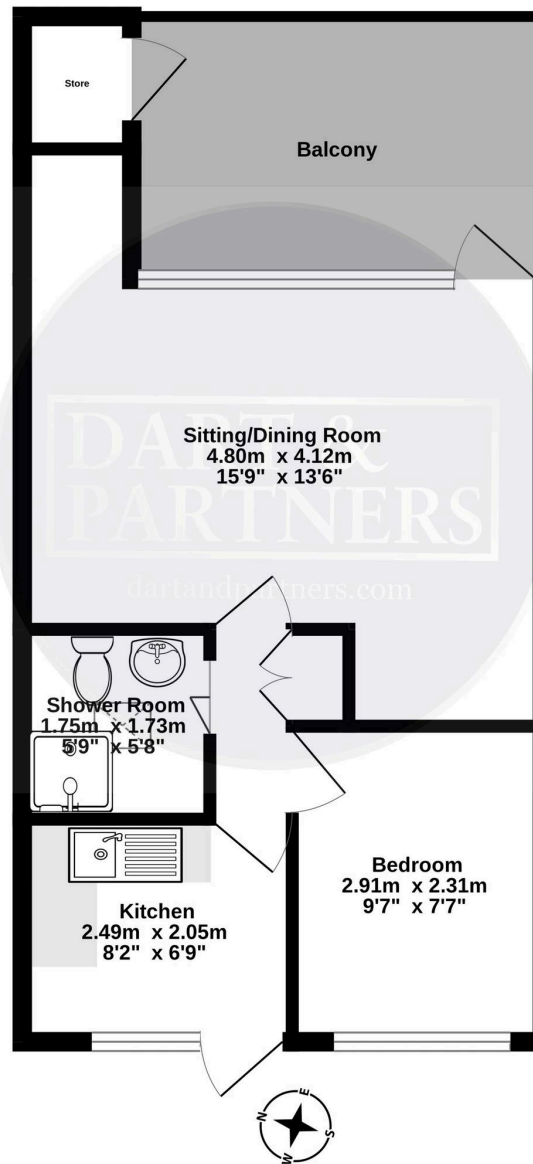








**1st Floor**  
**36.2 sq.m. (390 sq.ft.) approx.**



**TOTAL FLOOR AREA : 36.2 sq.m. (390 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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