



## 11 Brewery Court High Street, Dawlish

Guide Price £89,500





## 11 Brewery Court High Street

Dawlish, Dawlish

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- STUDIO APARTMENT
- CONVENIENT CENTRAL LOCATION
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- KITCHENETTE, SHOWER ROOM
- SECURITY ENTRY SYSTEM
- IDEAL INVESTMENT OPPORTUNITY
- GOOD SIZE OUTSIDE LOCKABLE STORAGE AREA
- NEW BOILER



Offered to the market with NO ONWARD CHAIN is this first floor studio apartment situated in a modern development within the town centre and has accommodation briefly comprising of spacious open plan living room / fitted kitchen / diner and a separate shower room, with double glazing, gas central heating and security entry system this property is an ideal first time buy or investment and early viewing comes highly recommended  
Timber front door into ..

ENTRANCE HALL with coat hanging hooks, loft access hatch, wall mounted consumer unit and door through to ..

Open plan LIVING / KITCHEN / DINER with two large box bay windows to front, two radiators, power points, television aerial connection point, in the KITCHEN there is a comprehensive range of matching wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven, four burner gas hob and stainless steel extractor canopy above, tiled splashbacks, wall mounted gas boiler, space for under counter fridge and power points

SHOWER ROOM white suite comprising low level W.C, pedestal wash hand basin, glazed shower enclosure with folding glazed door, mains fed shower, tiled splashbacks, extractor fan and chrome ladder heated towel rail.

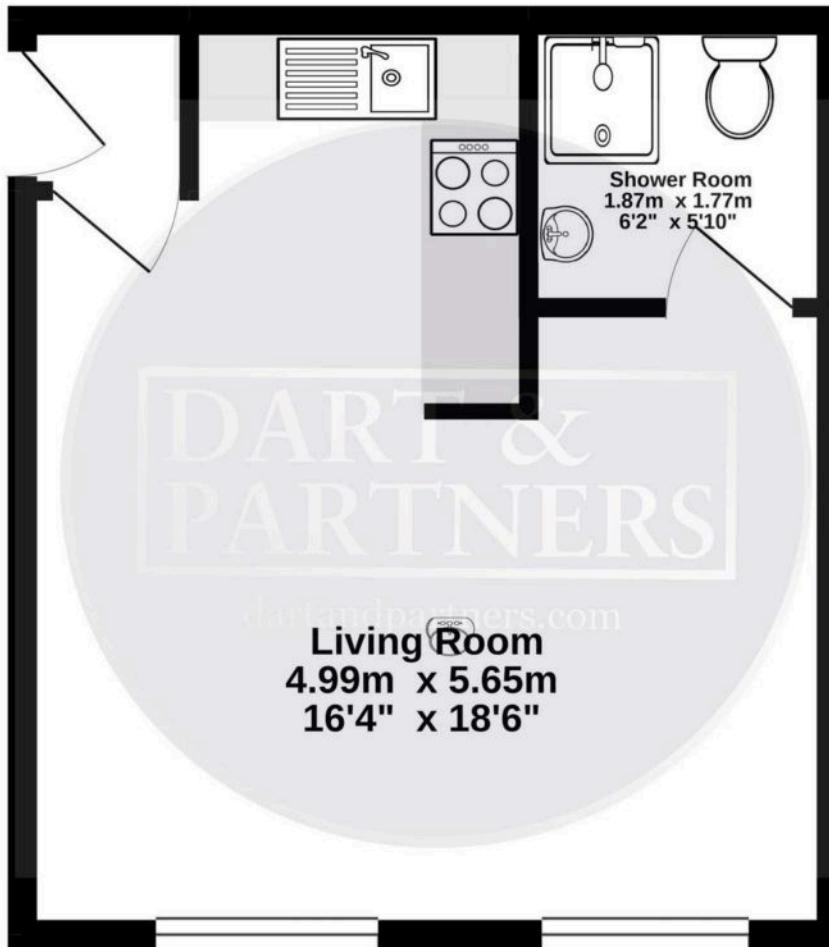
OUTSIDE: Good size lockable storage/drying area/bike store.







Ground Floor  
28.0 sq.m. (301 sq.ft.) approx.



TOTAL FLOOR AREA : 28.0 sq.m. (301 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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