



**9 The Paddock, Dawlish**  
80% Share - £190,000





## 9 The Paddock

Dawlish

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

- A FANTASTIC OPPORTUNITY TO PURCHASE AN 80% SHARE OF THIS LOVELY PROPERTY
- SITUATED IN A SOUGHT AFTER LOCATION IN DAWLISH
- ENTRANCE PORCH
- SITTING/LIVING ROOM
- MODERN FITTED KITCHEN DINER
- TWO BEDROOMS
- NEWLY FITTED FAMILY BATHROOM
- UPVC DOUBLE GLAZING, ELECTRIC HEATING
- DRIVEWAY PARKING FOR APPROXIMATELY THREE VEHICLES
- GOOD SIZE REAR GARDEN AND RAISED DECKED SEATING AREA



A fantastic opportunity to purchase an 80% share of this lovely two bedroom property situated in a sought after location in Dawlish with accommodation briefly comprising; entrance porch, sitting/living room, modern fitted kitchen diner, two bedrooms, newly fitted family bathroom, uPVC double glazing, electric heating, driveway parking for approximately three vehicles, good size rear garden and raised decked seating area. An early viewing comes highly recommended.

Obscure glazed composite front door into...

#### ENTRANCE LOBBY

With uPVC double glazed window to front. Space for shoes and coats. Timber door through to...

#### SITTING ROOM

With uPVC double glazed window to front. Wall mounted electric heater, power points.

Multi-paned timber door to...

#### KITCHEN DINER

With uPVC double glazed window to rear, modern range of high gloss matching wall and base units with square edge work surface over, splash backs, inset one and a half bowl stainless steel sink drainer, space for electric cooker, space and plumbing for washing machine, extractor fan, space for dining table and chairs and upright fridge freezer, power points.

#### FIRST FLOOR LANDING

Hatch to loft space providing useful storage space, wall mounted electric radiator. Doors to...

#### FAMILY BATHROOM

With obscure uPVC double glazed window to rear. Recently installed modern white suite comprising concealed cistern flush WC, inset wash hand basin into





vanity unit, panelled shower bath with mains fed shower including rainwater head, tiled splash backs, extractor fan, ceiling spotlights.

#### BEDROOM TWO

uPVC double glazed window to rear. Wall mounted electric radiator, power points.

#### BEDROOM ONE

Two uPVC double glazed window to front, wall mounted electric radiator, built in cupboard housing immersion tank.

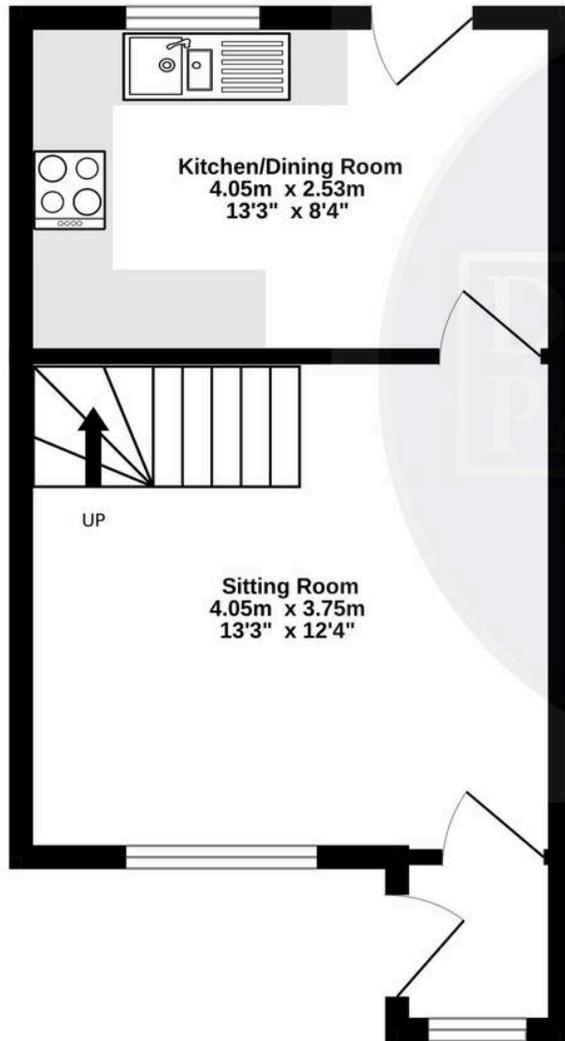
#### OUTSIDE

To the front is a small area of garden mainly laid to lawn with some mature hedging. DRIVEWAY PARKING to the side of the property for two/three vehicles. To the rear is a generously sized paved patio. A timber gate gives access to the side of the property. Timber shed. Raised area of decking, perfect for alfresco dining or entertaining. Outside water tap.

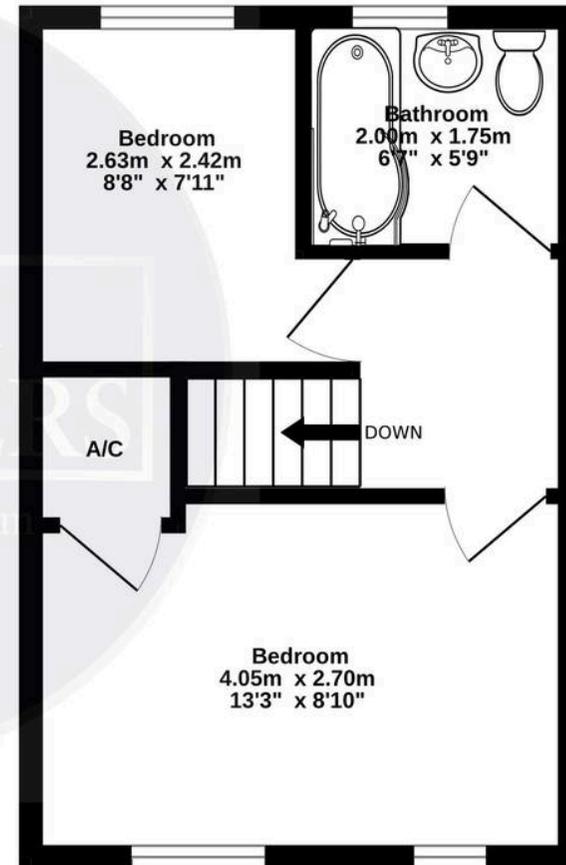




**Ground Floor**  
27.0 sq.m. (291 sq.ft.) approx.



**1st Floor**  
25.4 sq.m. (274 sq.ft.) approx.



**TOTAL FLOOR AREA : 52.5 sq.m. (565 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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