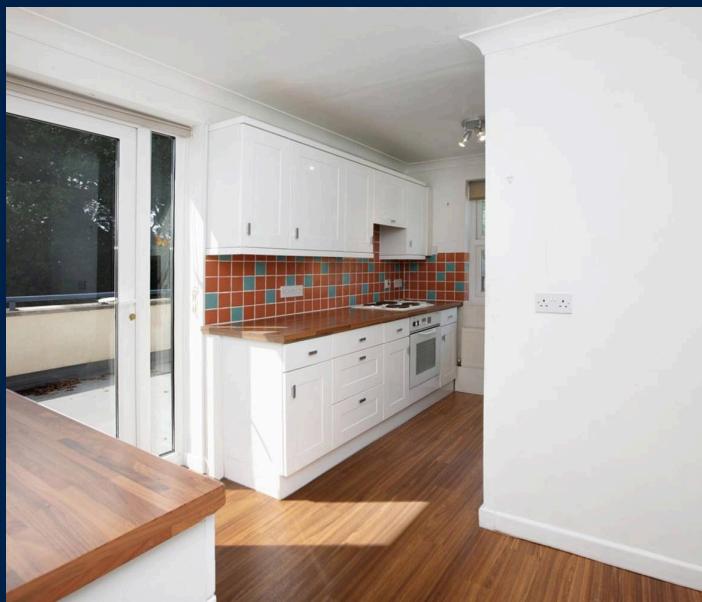




**Flat 4, Woodpeckers Shell Cove, Dawlish**  
**£250,000**





## Flat 4

Woodpeckers Shell Cove, Dawlish

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- A FANTASTIC FIRST FLOOR APARTMENT OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- LOCATED WITHIN A GATED ESTATE ON THE OUTSKIRTS OF DAWLISH
- CONVENIENTLY LOCATED WITHIN EASY REACH OF DAWLISH TOWN AND LOCAL AMENITIES
- RECEPTION HALL, CLOAKROOM
- THREE BEDROOMS, FAMILY SHOWER ROOM
- LIVING ROOM DINER, MODERN FITTED KITCHEN
- SPACIOUS ROOF TERRACE, GARAGE AND PARKING
- ENJOYING SOME WONDERFUL VIEWS
- AN EARLY VIEWING COMES HIGHLY RECOMMENDED



Offered to the market with NO ONWARD CHAIN is this fantastic three bedroom first floor apartment located within a gated estate on the outskirts of Dawlish. The property is conveniently located to the nearest bus stop, Smugglers Inn, and within easy reach of Dawlish town and local amenities. The property has accommodation briefly comprising; reception hall, cloakroom, family shower room, three bedrooms, living room diner, modern fitted kitchen, spacious roof terrace, garage and parking. Enjoying some wonderful views. An early viewing comes highly recommended.

Obscure glazed uPVC front door into...

#### RECEPTION HALL

With doors to principal rooms. Door to airing cupboard with timber slatted shelving. Loft access hatch. Consumer unit.

#### CLOAKROOM

With concealed cistern flush WC, pedestal wash hand basin.

#### BEDROOM

With uPVC double glazed window to rear enjoying lovely sea views. Radiator, power points.

#### LARGE SHOWER ROOM

With two obscure uPVC double glazed windows to front. Fully tiled walls, white suite comprising close coupled WC, pedestal wash hand basin, glazed quadrant shower enclosure with mains fed shower including rainwater head. Radiator. Built in linen cupboards. Ceiling spotlights.

#### DINING ROOM/THIRD BEDROOM

With uPVC double glazed window to rear enjoying lovely sea views. Radiator, power points.





## BEDROOM

With uPVC double glazed window to front. Range of built in wardrobes and cupboards. Radiator, power points.

## LIVING ROOM DINER

Dual aspect with uPVC double glazed windows to rear and side aspects. Radiator, power points, telephone socket, TV aerial connection point.

## MODERN FITTED KITCHEN

With uPVC double glazed window to front and uPVC double glazed door opening out to the roof terrace. comprehensive range of matching high gloss wall and base units with timber effect roll top work surface over, inset stainless steel sink drainer, integrated electric oven and four ring electric hob, extractor above, wall mounted gas boiler supplying domestic hot water and gas central heating, space and plumbing for washing machine, tumble dryer/dishwasher, space for fridge freezer, radiator, tiled splash backs.

## OUTSIDE

There is a generous roof terrace providing plenty of space for alfresco dining and garden furniture.

## GARAGE

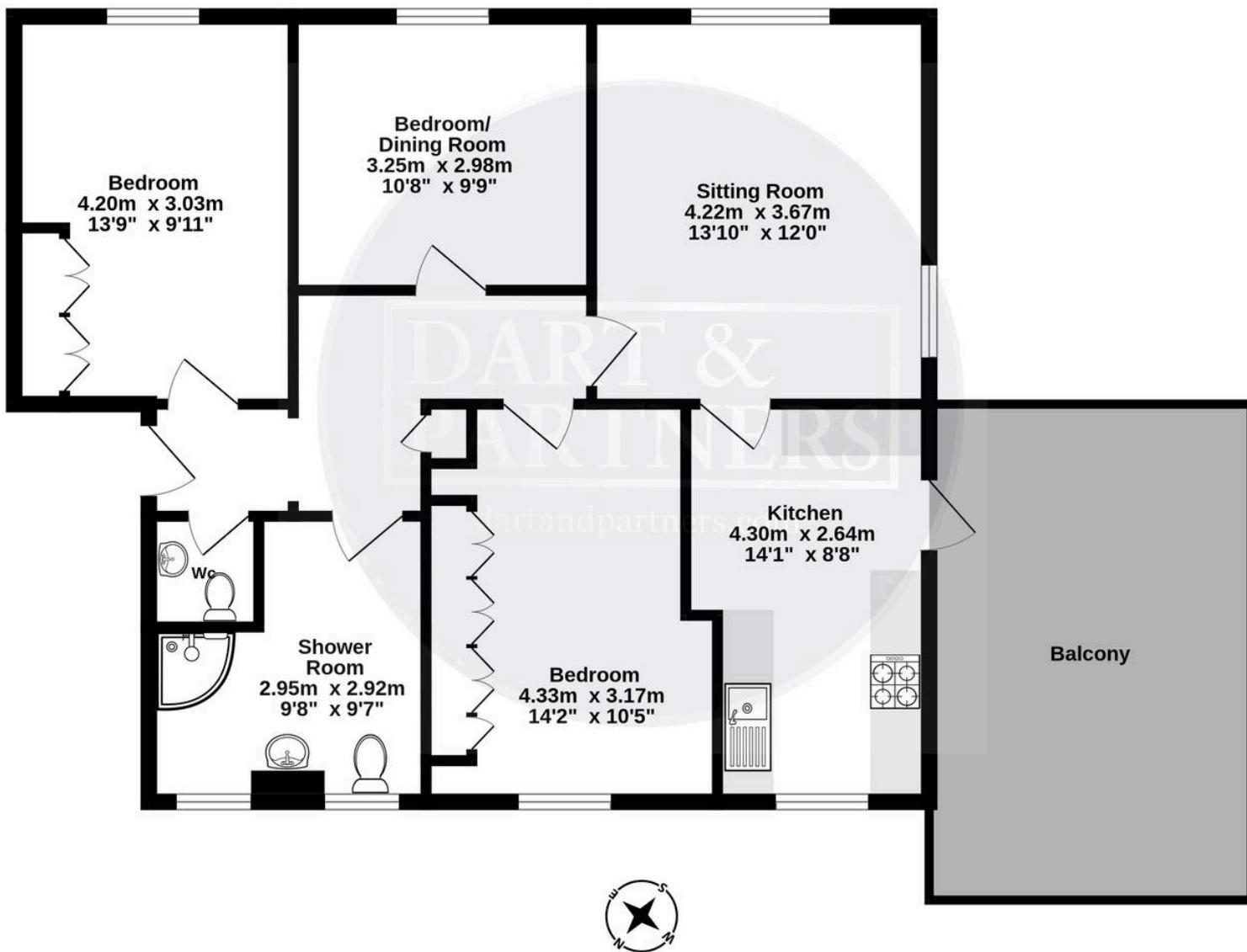
With electrically operated door, power and light.





# 1st Floor

## 78.5 sq.m. (845 sq.ft.) approx.



**TOTAL FLOOR AREA : 78.5 sq.m. (845 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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