



36 Devon View Warren Road, Dawlish Warren

£99,500 Leasehold

Ground Floor Two-Bedroom Apartment • Open Plan Kitchen/Living Room • Private Balcony Overlooking Communal Gardens • Attractive Communal Gardens • Allocated Parking Space • Close Proximity to Train Station & Bus Routes • Short Walk to Beaches • Benefits from a 999 Year Lease • No Onward Chain • EPC - D

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Offered with no onward chain, this two bedroom, ground floor apartment offers an excellent opportunity to enjoy coastal living with its close proximity to Dawlish Warren's sandy beaches, and travel routes to the seaside towns of Teignmouth and Dawlish.

Upon entering the property, you are greeted by the open plan kitchen/living space and then by the full height and width double-glazed patio doors which open onto the west facing balcony, providing the room with lots of natural light. The kitchen includes wall and base units, four ring electric hob, oven, and space for a washing machine/dryer, dishwasher or fridge/freezer.

Following the door from the kitchen, you have a store cupboard which houses the immersion tank and fuse box, and then you follow the hallway to the bathroom which comprises a panelled bath with shower over, WC and wash hand basin. There is both a single and double bedroom, both comprising double glazed windows overlooking the communal gardens, electric radiators and there is a built in wardrobe in the main bedroom and a wardrobe recess in the other bedroom.

Two bedroom ground floor apartment (5 steps up to it) with private west facing balcony overlooking the communal gardens. Allocated parking space. Electric heating. No chain.



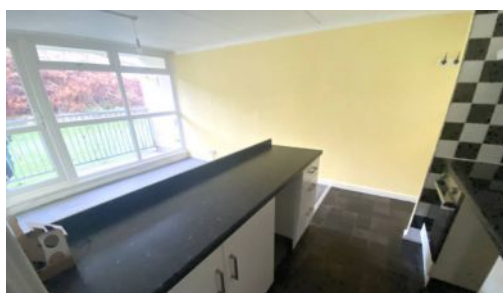
Tenure - Leasehold - 999 year lease from September 1988
Service Charge - £1200 per annum (TBC)

Ground Rent - Peppercorn

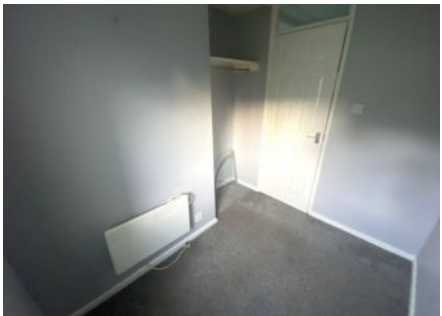
Council Tax Band A - £1,669.56 per year

Mains Services - Electric & Water (no gas)

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



Dawlish Warren is a popular seaside resort at the mouth of the Exe Estuary with its long Blue Flag beach, sand dunes and challenging 18 hole links golf course. It is on a bus and train route and the town of Dawlish is only a short distance away. There are also local shops, restaurants and bars.



MEASUREMENTS: 17'03" x 10'09" (5.25m x 3.27m), Bedroom One 10'10" x 8'02" (3.30m x 2.49m), Bedroom Two 7'09" x 5'06" (2.36m x 1.68m).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	

Floor Plan