



CHAIN FREE! A Stylish Two-Bedroom First Floor Apartment With A Private Balcony, Offered With A Brand New 999-Year Lease, Allocated Parking And Beautiful Communal Gardens - All Just Moments From Beaches, Transport Links And Local Amenities. Well Presented Throughout, Making For An Ideal First Time Buy Or Investment.

48 Devon View | Dawlish Warren | EX7 0PP

**complete.**

thoroughly good property agents



PROPERTY TYPE

First Floor Apartment



SIZE

420 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric Radiators



PARKING

Off Road Parking, Allocated  
Parking



OUTSIDE SPACE

Communal Garden,  
Balcony



EPC RATING

D 63



COUNCIL TAX BAND

A



### in a nutshell...

- First Floor Apartment
- Two Bedrooms
- Allocated Parking
- New 999 Year Lease
- Well Maintained Communal Gardens
- Near Train Station, Bus Routes & Cycle Path To Exeter
- Close To Beautiful Sandy Beaches
- Well Presented Throughout
- \*Some Pictures Are For Illustrative Purposes Only





## the details...

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Situated within the popular Dawlish Warren area, this well presented two-bedroom first floor apartment offers a superb blend of coastal living and everyday convenience.

The accommodation briefly comprises: a light open-plan living/kitchen/dining area with doors leading out to a private balcony, perfectly placed to enjoy views across the attractive communal grounds. The kitchen and bathroom are both practical and presentable, while the property offers comfortable living throughout with scope to add your own touches over time.

Further benefits include two bedrooms, uPVC double glazing, electric heating, and an allocated parking space.

With no onward chain, Council Tax Band A, and long lease terms in progress, this "turn-key" apartment is ideal for first-time buyers, downsizers, holiday-home seekers or investors looking for a quality, low-maintenance property in a desirable coastal setting.

Outside, the development provides attractive communal gardens and allocated parking. The location is exceptional - just a short, level walk to local shops, medical services, cafes, the train station, Dawlish Warren's attractions, nature reserve and the stunning sandy beaches. A national cycle route runs directly past the property, offering easy access to Starcross, Exeter and beyond. Golf enthusiasts will appreciate having both a local pitch-and-putt and an 18-hole course nearby.



Material Information - Subject to Legal Verification

Tenure - Leasehold (999 Years - The lease will be extended as part of any sale)

Service Charge - £1200 Per Annum (Currently Paid Until March 2026)

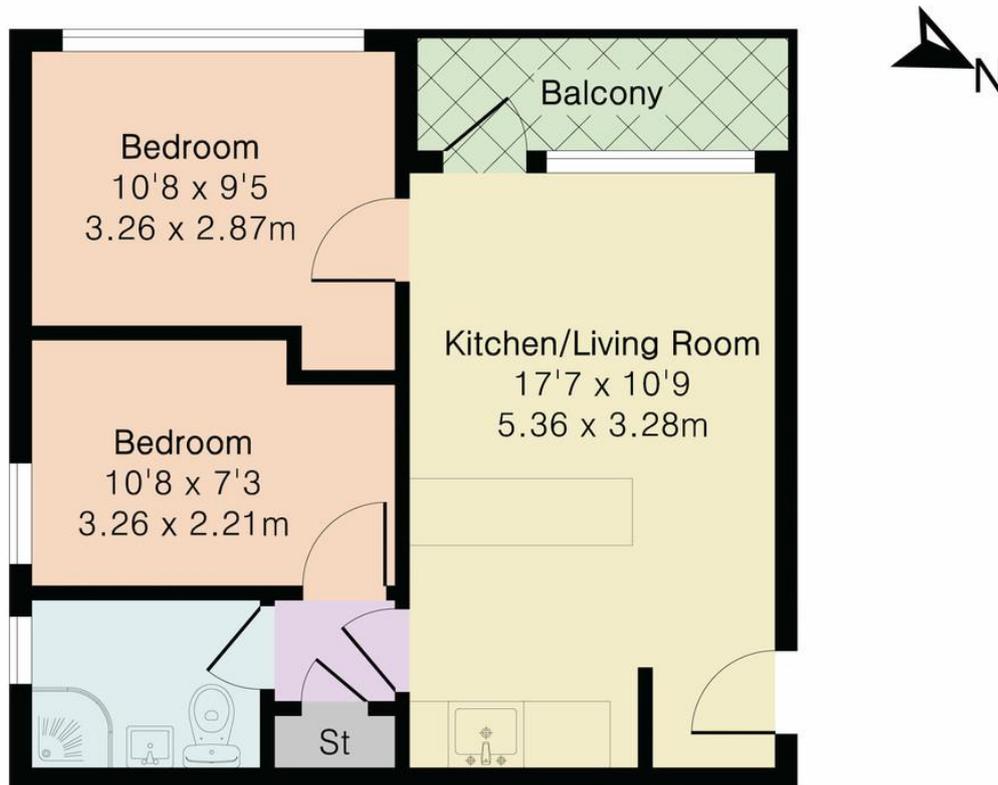
Council Tax Band - A (£1669.56 - Teignbridge District Council)

EPC - D



the floorplan...

**Approximate Gross Internal Area 423 sq ft - 39 sq m**



Second Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





## the location...

### Travel

#### Beach Road

0.07 mi • Bus stop or station

#### Geralds Supermarket

0.12 mi • Bus stop or station

#### Oakcliff Holiday Park, Mount Pleasant Road

0.13 mi • Bus stop or station

#### Dawlish Warren Rail Station

0.15 mi • Train station

### Schools

#### Gatehouse Primary Academy

0.79mi • Primary

#### Chances Educational Support Services

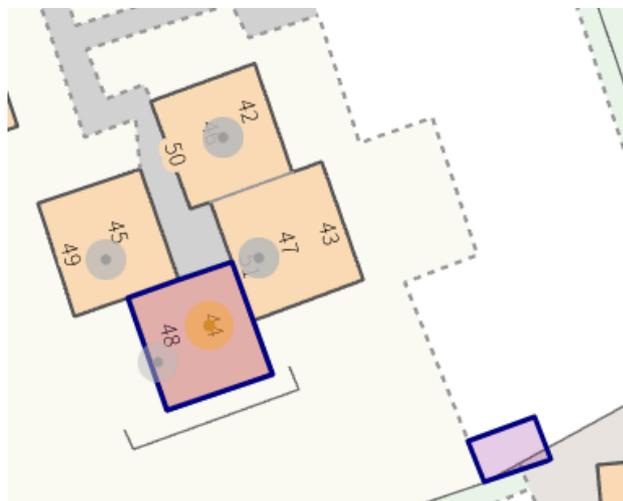
0.96mi • Secondary

#### Dawlish College

1.18mi • Secondary

Please check Google maps for exact distances and travel times.

**Property postcode: EX7 0PP**



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