



## 4 Whickham Lodge East Cliff Road, Dawlish

Guide Price £260,000





## 4 Whickham Lodge East Cliff Road

Dawlish

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- A FANTASTIC GROUND FLOOR GARDEN APARTMENT
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- SITUATED IN A PRESTIGIOUS DEVELOPMENT OFF OF EAST CLIFF ROAD IN DAWLISH
- RECEPTION HALL
- LIVING ROOM DINER
- KITCHEN
- TWO BEDROOMS (MASTER EN-SUITE), SHOWER ROOM
- SOUTH FACING GARDEN, ALLOCATED PARKING SPACE, LARGE STORE ROOM
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- AN EARLY VIEWING COMES HIGHLY RECOMMENDED



Offered to the market with no onward chain is this fantastic two bedroom ground floor garden apartment situated in a prestigious development off of East Cliff Road in Dawlish. The accommodation briefly comprises; reception hall, living room diner, kitchen, two bedrooms (master en-suite), shower room, south facing garden, allocated parking space, uPVC double glazing and gas central heating, large store room. An early viewing comes highly recommended.

Timber front door into...

#### SPACIOUS RECEPTION HALL

With doors to principal rooms. Radiator. Door to airing cupboard housing pressurised hot water cylinder and timber slatted shelving. Telephone entry system. Door to...

#### SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin, large walk-in shower enclosure with glazed screen, mains fed shower, heated ladder towel rail, vanity mirror, light and tiled splash backs. Double doors open to a large cloaks cupboard with hanging rail and timber slatted shelving.

Door to...

#### MASTER BEDROOM

uPVC double glazed window to front, built in wardrobes, radiator, power points. Door to...

#### EN-SUITE SHOWER ROOM

With white suite comprising low level WC, pedestal wash hand basin, large glazed shower enclosure with mains fed shower, tiled splash backs, heated ladder towel rail, vanity mirror and light.





Door to...  
BEDROOM TWO

With uPVC double glazed window to side. Radiator, power points.

Door through to...

LIVING ROOM DINER

With uPVC double doors opening out to the private rear garden. Two radiators, power points, TV aerial connection point. Space for dining table and chairs. Squared arch through to...

COMPREHENSIVE FITTED KITCHEN

With a matching range of shaker style wall and base units with marble effect roll top work surface, inset one and a half bowl stainless steel sink drainer, integrated electric oven, microwave oven, fridge and freezer, integrated slimline dishwasher, space and plumbing for a washing machine, four ring electric hob with stainless steel extractor canopy above, cupboard housing wall mounted gas boiler.

OUTSIDE

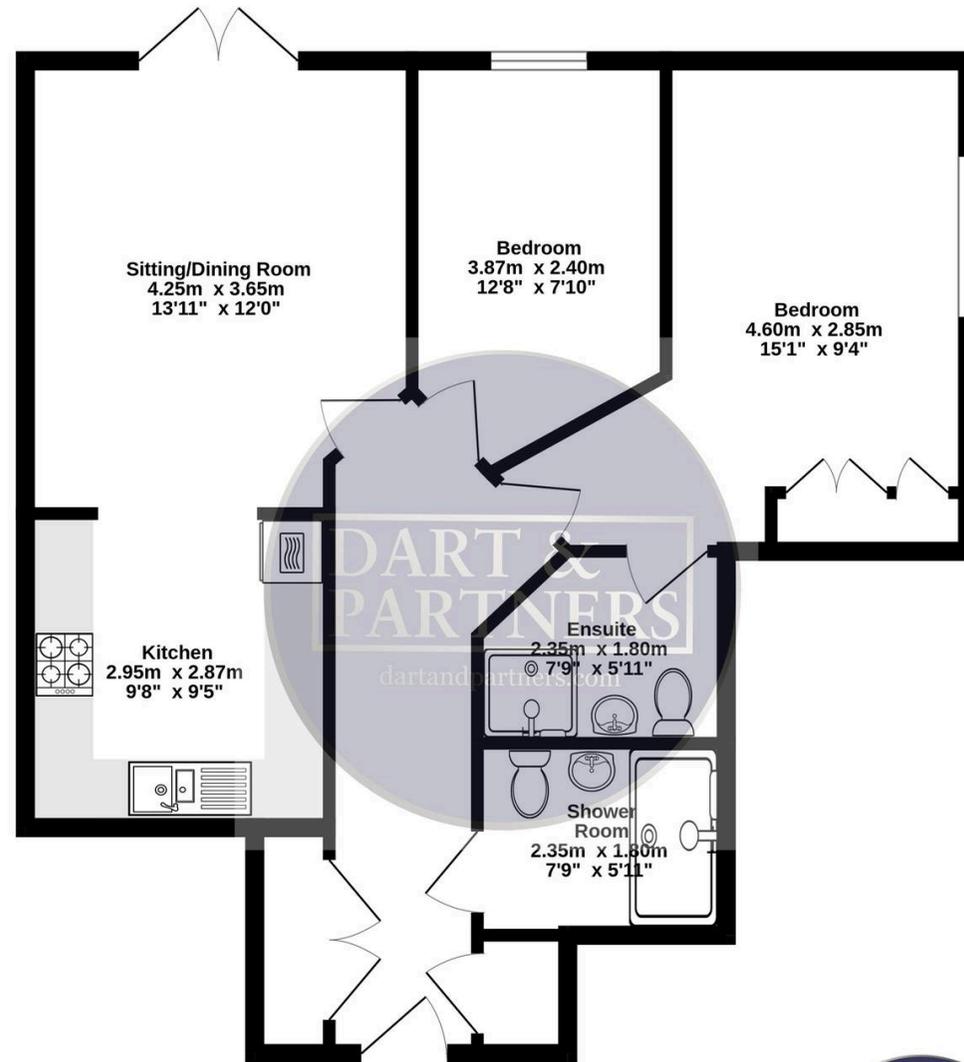
To the front there is an ALLOCATED PARKING SPACE. Whilst to the rear is a private garden which is arranged for low maintenance, predominantly laid to paving with an area of decking. Timber garden shed.

Situated on the lower ground floor is a PRIVATE ALLOCATED SECURE STORE ROOM which can also be accessed via a lift.

The property also benefits from an attractive communal garden.



**Ground Floor**  
**65.8 sq.m. (709 sq.ft.) approx.**



**TOTAL FLOOR AREA : 65.8 sq.m. (709 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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