



- SECOND FLOOR APARTMENT
- UNINTERRUPTED SEA & COASTAL VIEWS
- LIVING ROOM/DINER, FITTED KITCHEN
- SHOWER ROOM
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING. CENTRAL HEATING
- ALLOCATED PARKING
- VIEWING HIGHLY RECOMMENDED

Marine Parade, Dawlish, EX7 9DL

Guide Price £275,000

A second floor apartment offering spacious accommodation and stunning, uninterrupted sea and coastal views. Reception hall, living room/diner, fitted kitchen, shower room, two double bedrooms, double glazing, gas central heating, stunning views. A viewing is a must to appreciate the accommodation on offer. Allocated parking.



Property Description

Dart & Partners are delighted to bring to the market this two bedroom second floor apartment offering spacious accommodation and stunning, uninterrupted sea and coastal views with accommodation briefly comprising reception hall, living room/diner, fitted kitchen, shower room, two double bedrooms, double glazing, gas central heating, stunning views. A viewing is a must to appreciate the accommodation on offer. Allocated parking.

Timber front door leads into....

RECEPTION PORCH

Coat hanging hooks, timber storage shelf, wall mounted consumer unit and electric meter, door through to....

INNER HALLWAY

Doors to principal rooms, telephone entry system, door through to....

LIVING ROOM/DINER

With large uPVC double glazed window to front enjoying stunning uninterrupted sea and coastal views, three radiators, power points, TV aerial connection point, laminate flooring, satellite TV connection point, door through to....

KITCHEN

With uPVC double glazed window to front enjoying a similar outlook to that of the living room, matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven, four burner gas hob with extractor above, space and plumbing for washing machine, space for fridge, tiled splashbacks, power points, wall mounted gas boiler supplying domestic hot water and gas central heating.

SHOWER ROOM

White suite comprising close coupled WC, wash hand basin inset into vanity unit, glazed shower enclosure with mains fed shower, bidet, fully tiled, extractor fan, chrome ladder heated towel rail.





BEDROOM 1

Radiator, power points.

BEDROOM 2

Double glazed window to rear, generous size window seat, radiator, power points, built in wardrobe.

OUTSIDE

There is an undercover allocated parking space.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared

Freehold: **7 Flat owners own 1/7th of the Freehold**

Length of Lease: **Approx 960 years remaining**

Annual Ground Rent: **£20 per annum**

Ground Rent Review:

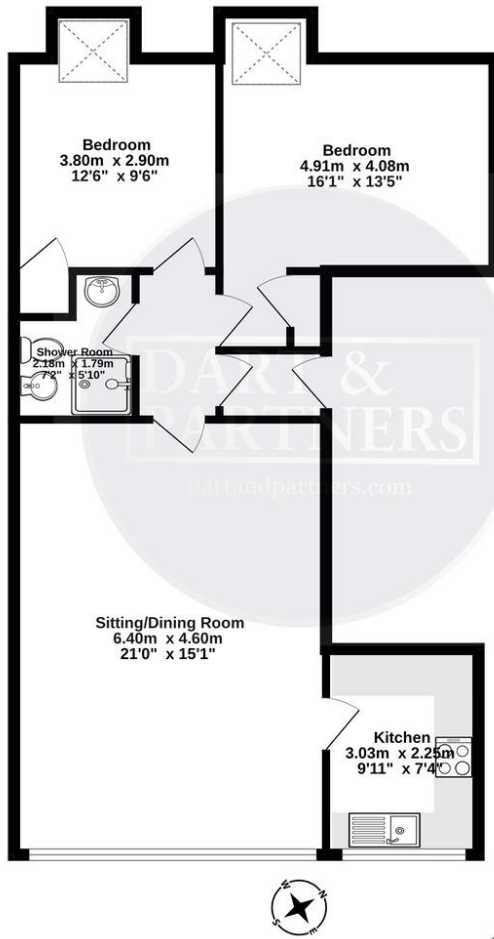
Annual Service Charge: **£1200 per annum including the ground rent. Payable every June**

Service Charge Review:

Council Tax Band **C**

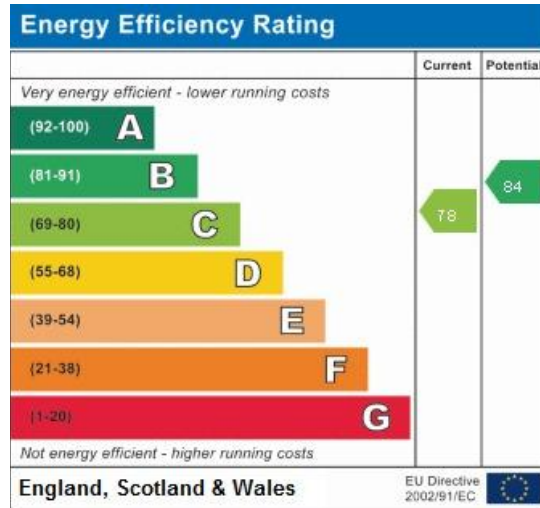


1st Floor
70.1 sq.m. (755 sq.ft.) approx.



TOTAL FLOOR AREA : 70.1 sq.m. (755 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements