

# Lawn Terrace, Dawlish, EX7 9PY



An individual first floor retirement apartment for the over 60's, enjoying a lovely outlook over the communal gardens, towards The Lawns and town. Brooklands is situated in a sought after development with easy, level access to the shops and sea front. The apartment offers independent living with the peace of mind of warden and is offered in very good decorative order. EPC - D.

£99,950

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## FRONT DOOR TO

### ENTRANCE HALL

Coved and textured ceiling. Coats hanging space. Door to:

### INNER HALL

Coved and textured ceiling. Storage cupboards with shelving. Emergency alarm pull cord. Doors to:

### LOUNGE

**4.30m x 3.05m (14'1" x 10'0")**

Large window to the front aspect enjoying a lovely outlook over the communal gardens towards The Lawn and town. Ornate marble fire surround. TV aerial point. BT point.

### KITCHEN

**2.61m x 1.83m (8'7" x 6'0")**

Modern units to base and eye levels with work surface over. Inset single drainer sink unit with mixer tap. Tiled splash backs. Space for under unit fridge. Space and plumbing for a washing machine. Built-in four ring electric hob, extractor unit. Emergency alarm pull cord. Open serving hatch to Lounge enjoying the lovely open outlook over the communal gardens and The Lawn.

### BEDROOM

**2.75m x 2.46m (9'0" x 8'1")**

Window to rear aspect. Coved and textured ceiling. Wall mounted electric heater. Emergency alarm pull cord. Built-in wardrobe with hanging rail and shelving. Airing cupboard housing factory lagged hot water cylinder, slatted shelving.

### SHOWER ROOM

Fitted with a white suite comprising double shower enclosure, wall mounted electric shower over, wash hand basin with vanity unit below, low level WC, wall mounted light/shaver unit, wall mounted towel rail, emergency alarm pull cord.

### OUTSIDE

There are two communal gardens with the principal garden being enclosed with a courtesy gate for the residents on to The Lawns. To the rear there is a lawn and drying area. Visitors' car parking.



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