

Exeter Road, **Dawlish**, EX7 0RX

Stunning sea views across Lyme Bay can be enjoyed from this purpose built ground floor flat which offers easy access to the sea and is well served by local shops and public transport. The property has the benefit of it's own private patio which provides the perfect place to soak up this fabulous setting. Reception Hall, Spacious Living/Dining Room, Kitchen, Double Bedroom, Shower Room, Parking. EPC - C

OIEO £210,000

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Situated approximately one mile from Dawlish town centre, The Rockstone is a highly regarded and much sought after development of purpose built apartments. There are local shops and regular bus services within a few yards with Sainsbury's just a little further. A steep footpath to the rear of the development leads down to the sea wall and beach, offering a beautiful walk in to town or to Dawlish Warren.

### Accommodation

Front door to;

### Reception Hall

Security entry-phone, useful storage cupboard and separate airing cupboard, night storage heater and doors to;

### Living/Dining Room

**5.90m x 5.16m (19'4" x 16'11") maximum**

A bright, spacious room with patio doors and full height side panels enjoying the fine views. Wall lights, two night storage heaters.

### Kitchen

**3.00m x 2.38m (9'10" x 7'10")**

Fitted with cupboard and drawer base and wall units, plate rack, built in electric oven and hob, plumbing for dishwasher and washing machine and space for fridge freezer. Serving hatch to the living room which also offers the opportunity to enjoy the fine view.

### Bedroom

**3.60m x 3.38m (11'10" x 11'1")**

Built in wardrobe and night storage heater. Window to the front.

### Shower Room

Fitted with a fully tiled double shower enclosure with electric shower, wash hand basin and WC. Wall mounted electric fan heater and extractor fan.

### Outside

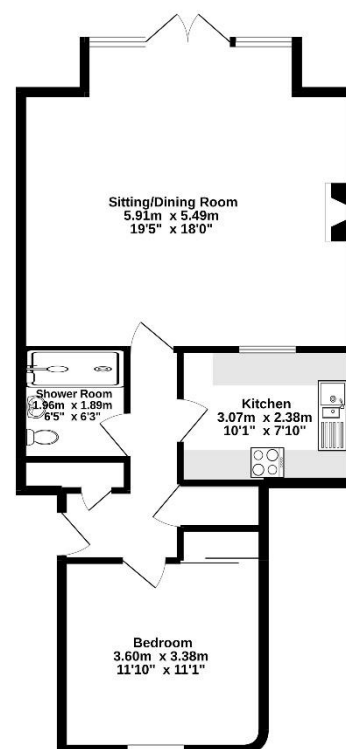
The property has the benefit of its own paved patio which provides a fabulous place to relax and appreciate this wonderful setting. To the rear of the main building there are level, beautifully maintained communal gardens with several patio areas which also provide an ideal place to sit, relax and take in the glorious sea and coastline views towards Lyme Bay. The property has the benefit of an allocated parking space and there is also visitor parking.

### Tenure

Leasehold with a share of the freehold held by the residents of the apartments.



Ground Floor  
61.5 sq.m. (662 sq.ft.) approx.



TOTAL FLOOR AREA : 61.5 sq.m. (662 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 it is guaranteed as to their operation or efficiency can be given.  
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