

# Marine Parade, Dawlish, EX7 9DL



Stunning, uninterrupted sea views can be enjoyed from this well presented first floor flat situated just yards from a secluded sandy beach, town centre and railway station. The property offers well presented accommodation fitted with gas central heating and uPVC double glazed windows and comprising bay windowed living room, modern kitchen, double bedroom and bathroom. Offered with no onward chain. Tenure - Leasehold. Council Tax Band A EPC - C

For Sale @ £130,000

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Situated just a few yards from the beach and offering uninterrupted panoramic sea views this first floor flat makes a fabulous main or second home for those looking for a coastal lifestyle. The property is also just a few yards from the town centre with a range of pubs and eateries to hand and is well served by public transport with the railway station and bus stops very close to hand.

### Accommodation

Front door to the communal entrance hall with stairs to the first floor. Front door to;

### Reception Hall

Doors to;

### Living Room

**4.06m x 3.70m (13'4" x 12'2") into bay.**

Offering stunning sea views from the bay window across Lyme Bay and along the coastline including Boat Cove. Built in storage cupboards.

### Kitchen

**1.85m x 1.71m (6'1" x 5'7")**

Fitted with white fronted cupboard and drawer base and wall units with built in oven and gas hob, space for fridge.

### Bedroom

**3.29m x 3.05m (10'10" x 10'0")**

A double room also enjoying the fine sea views.

### Shower Room

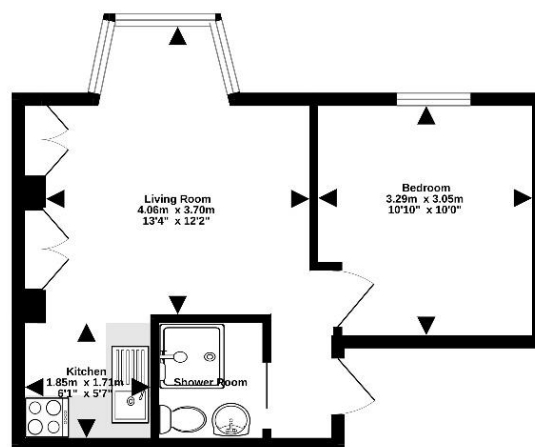
Fitted with a white suite comprising shower cubicle with mains shower, wash hand basin and WC. Extractor fan.

### Tenure

The property is held on a 999 year lease from 2006. The annual maintenance charge is approximately £420 including insurance. Please note, the lease prevents the use of the flat as a holiday let.

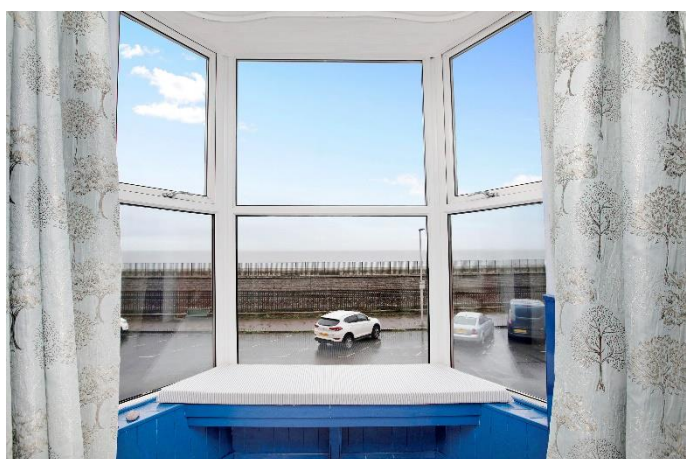


1st Floor  
30.9 sq.m. (333 sq.ft.) approx.



TOTAL FLOOR AREA - 30.9 sq.m. (333 sq.ft.) approx.  
No part of this plan has been taken or is derived from any other source. Measurements of this plan should not be used for any purpose other than to give a general impression of the property. This plan is for general guidance only and should not be used for any other purpose without the prior written consent of Fraser & Wheeler.  
ALL DIMENSIONS ARE APPROXIMATE.

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