

East Cliff Road, **Dawlish**, EX7 0BP

A 2 double bedroom modern apartment with a BALCONY and lovely open views. The property benefits from quality fittings, allocated parking space, communal garden and NO CHAIN. LEASEHOLD, COUNCIL TAX BAND - C, EPC - B. EPC - B.

£230,000

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## FRONT DOOR TO:

### L SHAPED ENTRANCE HALL

Radiator, 2 storage cupboards, intercom and doors to:

### OPEN PLAN KITCHEN/LIVING ROOM

6.05m x 3.98m (19'10" x 13'1")

Modern high gloss base and eye level units with work surfaces over, sink with drainer and mixer tap, 5 ring gas hob with extractor hood over, eye level oven and integrated fridge/freezer, dishwasher and washing machine, wall mounted gas central heating boiler and under cabinet lighting, decorative tiled splash backs, uPVC double glazed window to the side, 2 radiators, uPVC double glazed doors with Juliet Balcony and open view, further uPVC double glazed doors to:

### BALCONY

Stainless steel and glass balustrade, space for a table and chairs. The Balcony also benefits from a southerly aspect and outside light.

### BEDROOM 1

Radiator and uPVC double glazed doors leading to the balcony.

### BEDROOM 2

uPVC double glazed floor to ceiling window to the side and radiator.

### SHOWER ROOM

A white suite comprising shower enclosure, WC, wash hand basin with cupboard below, part tiled walls, heated towel rail, tiled floor and extractor fan.

### OUTSIDE

The property benefits from an allocated parking space, a communal garden with southerly aspect and a rear secured garden gate enables quick access to the town, which makes the apartment a 5 to 10 minute walk to all local amenities.



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