

## High Street, Dawlish, EX7 9FF



An individual 3 bedroom DUPLEX loft style apartment conveniently situated in the centre of the town close to a wide range of amenities. It occupies the first and second floors of the OLD BREWERY and provides versatile accommodation with gas central heating and double glazing. Tenure: Leasehold. Council Tax Band: EPC - C.

£190,000

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## Accommodation

Communal entrance hall with high floor to ceiling windows and glazed roof, entry phone system and lift and stairs to all floors. Front door to;

## Reception Hall

Radiator, storage cupboard, stairs leading to the second floor and door to:

## Open plan Living room/Kitchen

**7.17m x 4.43m (23'6" x 14'6") maximum**

An irregular shaped room with two feature double glazed sash windows to the front aspect, open arch to; Kitchen: Fitted with high gloss base and eye level units with work surfaces over, stainless steel sink with drainer and mixer tap, plumbing for a washing machine, integral dishwasher, gas hob with oven below and extractor hood over and cupboard housing the gas central heating boiler.

## Dining Room /Bedroom 3

**3.71m x 1.84m (12'2" x 6'0")**

Sash window to the front aspect.

## Bathroom

Fitted with a white suite comprising panelled bath, wall hung wash hand basin, WC, heated towel rail and mirror with lighting.

## Second Floor Landing

Doors to;

## Bedroom 1

**4.96m x 4.05m (16'3" x 13'3")**

A light spacious room with sloping ceilings and Velux windows to the front and side. Eaves storage area.

## Bedroom 2

**3.07m x 2.64m (10'1" x 8'8")**

An irregular shaped room with sloping ceiling and Velux window to the front aspect.

## Tenure

The property is held on a 999 year lease with a share of the freehold. We are advised the maintenance charge is £670pa. Holiday lets are not permitted.



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