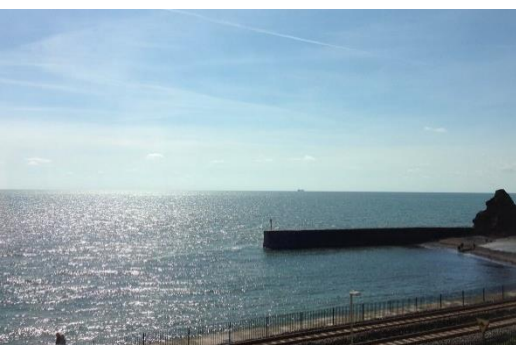


Marine Parade, Dawlish, EX7 9EX



Stunning sea views from Boat Cove, across Lyme Bay to the East Devon coastline beyond, can be enjoyed from this purpose built apartment. This fabulous location is just yards from the beach, town centre and public transport. The well presented and spacious accommodation comprises; Reception Hall, Open Plan Living Room and Kitchen, 2 Double Bedrooms, Ensuite Shower Room, Bathroom. Parking Space.

Tenure: Leasehold. Council Tax Band: TBC EPC: C

£300,000

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Situated on third floor of this purpose built block, this well presented apartment offers stunning sea views taking in Boat Cove and stretching across Lyme Bay to the East Devon coastline beyond. This fabulous location offers easy access to the beach and just a very short level walk away is the railway station and bus services as well as the town centre with a range of independent shops, pubs and eateries, making this a great permanent or holiday home. The well proportioned accommodation is offered in good decorative condition with uPVC double glazing and gas central heating and offers a well equipped kitchen with a range of integrated appliances. The bright, open plan living space is a particular feature with a Juliette balcony allowing the views to be full enjoyed while sat relaxing.

Accommodation

Lift and stairs to the third floor and balconied access to the front door to:

Reception Hall

Spacious reception hall with entry phone, built in storage and airing cupboards. Glazed double doors to the open plan living room and kitchen.

Living/Dining Room

5.05m x 4.32m (16'7" x 14'2")

A bright room, offering the best of the sea view with sash style window and Juliet balcony. Feature fireplace with electric fire.

Kitchen

4.27m x 3.34m (14'0" x 10'11")

Fitted with a comprehensive range of base and wall units with integrated appliances including dishwasher, washing machine, fridge, freezer, eye level electric double oven, microwave, and gas hob with extractor hood above. Cupboard housing gas combination boiler.

Bedroom 1

4.27m x 3.34m (14'0" x 10'11")

Built-in wardrobe with sliding doors, window to the rear aspect and door to:

En Suite Shower Room

Fitted with a white suite comprising tiled shower cubicle with thermostatic shower, wash hand basin and WC. Heated towel rail, light with shaver point, extractor fan.

Bedroom 2

3.35m x 2.53m (10'12" x 8'4")

Window to the rear aspect.

Bathroom

Fitted with a white suite comprising bath with mixer taps and shower attachment, and fully tiled surround, wash handbasin, low-level WC. Light with shaver point, extractor fan.

Outside

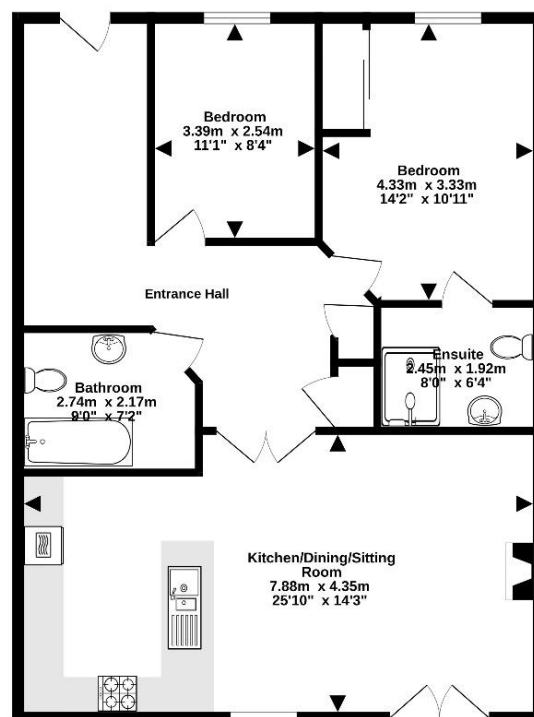
The property has the benefit of an allocated parking space.

Tenure

The property is held on 199 year lease from 2004.



Ground Floor
83.2 sq.m. (895 sq.ft.) approx.



TOTAL FLOOR AREA: 83.2 sq.m. (895 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 to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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