

# Devon View, Dawlish Warren, EX7 0PP



Top floor purpose built flat enjoying an open outlook and a great location convenient for the beach, local shops, pubs, and public transport. Accommodation is fitted with UPVC double glazing and comprises open plan living room and kitchen, balcony, two bedrooms, bathroom and an allocated parking space. Tenure; Leasehold. Council Tax Band: A EPC: D EPC - D.

£100,000

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### Location

Dawlish Warren is a popular destination with locals and tourists alike attracted by the sandy beach, wildlife nature reserve and links golf course. In addition there are local facilities including shops, bakery and pubs as well as regular rail and bus services. It has the added benefit of a dedicated cycle path, linking to Starcross and continuing along the picturesque route adjacent to the Exe estuary all the way to The Quay in Exeter.

### Accommodation

The property offers freshly painted accommodation fitted with night storage heating and UPVC double glazed windows and doors.

Entry to the property is into the open plan living room/kitchen which is a lovely bright room with large window and patio doors enjoying a pleasant outlook and opening onto the balcony, which provides the ideal place to enjoy the afternoon and evening sun. The kitchen is fitted with matching base and wall units and includes a built-in electric oven and hob.

An inner hallway leads to the remaining accommodation including a double bedroom which is also a lovely bright room with a large window enjoying the open outlook. The second bedroom is a single room with a recess for hanging clothes and has the benefit of some glimpses of the estuary in the distance. The bathroom is fitted with a white suite with tiled splashbacks and an opaque window.

### Outside

Devon View has open grass communal grounds and drying areas.

### Parking

The flat has the benefit of an allocated parking space.

### Tenure

The flat is held a recently renewed lease and has the benefit of a share of the freehold.

### Accommodation

**Living Room/Kitchen**  
5.16m x 3.30m (16'11" x 10'10")

**Bedroom 1**  
3.30m x 2.97m (10'10" x 9'9")

**Bedroom 2**  
2.39m x 2.24m (7'10" x 7'4") max

**Bathroom**



This plan is illustrative only,  
its details cannot be relied upon and no liability is taken for any errors.

## Floor Plan

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