

Luscombe Terrace, Dawlish, EX7 9LY



A well-presented two bedroom ground floor apartment, ideally located in the town centre and boasting its own private entrance. The property features a gravelled courtyard garden with rear access, offering convenient parking for a small car. Internally, the flat benefits from gas central heating, double glazing, a modern fitted kitchen and a stylish bathroom. Offered to the market with no onward chain.

LEASEHOLD, COUNCIL TAX BAND - B, EPC - D.

£149,950

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FRONT DOOR TO

ENTRANCE HALL

Radiator, storage cupboard, floor hatch opening up to the cellar and doors to:

BEDROOM 1

A spacious room with uPVC double glazed bay window to the front and radiator.

BEDROOM 2

uPVC double glazed window to the front and radiator.

BATHROOM

A white suite comprising panelled bath, WC and wash hand basin.

SITTING/DINING ROOM

An L shaped room with uPVC double glazed windows looking onto the rear courtyard, 2 radiators and door to:

KITCHEN

A modern kitchen with base and eye level units, work surfaces over, fitted oven with hob and extractor hood over, stainless steel sink unit, radiator, uPVC double glazed window and door leading to the courtyard.

UTILITY ROOM

Matching base units to the kitchen, wall mounted central heating boiler and plumbing.

OUTSIDE

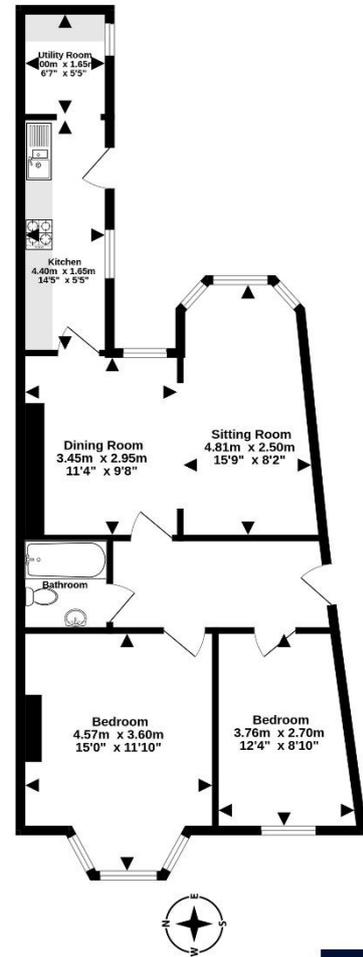
To the rear of the property is a good size area mainly laid to decorative gravel with raised seating area and outside tap. The rear is a gate opening onto the road behind and offering off street parking for a small vehicle just off the town centre.

AGENTS NOTE

The vendor advises that the property is leasehold and he also owns the freehold to the building which will also be sold with the flat.



Ground Floor
64.6 sq.m. (695 sq.ft.) approx.



TOTAL FLOOR AREA : 64.6 sq.m. (695 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 by 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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