

Exeter Road, Dawlish, EX7 0RX



Fine sea and coastline views across Lyme Bay can be enjoyed from this purpose built apartment in a highly desirable development. Offered in superb decorative order, the accommodation has been recently updated and comprises;

Entrance Hall, Living/Dining Room, Balcony, Kitchen, 2 Bedrooms, Bathroom, En Suite Shower Room. Secure Underground Parking. Outside is a beautifully maintained communal garden.

Tenure: Leasehold. Council Tax Band D EPC - B

£295,000

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Location

Situated approximately one mile from Dawlish town centre, The Rockstone is a highly regarded and much sought after development. Local shops, including a post office, are just a few yards along the road and there is a bus stop virtually outside the building. A footpath to the rear of the building leads down to the sea wall and beach.

Accommodation

The well proportioned accommodation is offered in excellent condition have been decorated and updated in recent years with improvements including the fitting of a new kitchen, shower room and bathroom as well as more efficient electric heaters.

The property can be approached via stairs or lift in the well kept communal hallway and the flat itself is entered into the reception hall which has a useful storage cupboard and doors to all rooms. The sitting/dining room is a bright spacious room and is where the view can best be enjoyed with patio doors opening onto the balcony. With room for a small table and chairs the balcony provides

the perfect place to relax and enjoy this fabulous setting. The kitchen is well designed and fitted with a range of modern white gloss base and wall units with a built in oven and hob. Through the serving hatch the views of the sea can also be appreciated.

The two bedrooms are both comfortable double rooms with windows to the front aspect and the main bedroom has fitted wardrobes and an en-suite shower room. The bathroom is also fitted with a modern white suite including a large bath and a large feature heated mirror. Both suites include wash hand basins in vanity units and toilets with concealed cisterns and are finished with panelled walls.

Outside

To the rear of the main building there are level, beautifully maintained communal gardens with several patio areas which also provide an ideal place to sit, relax and take in the glorious sea and coastline views towards Lyme Bay.





Parking

The Rockstone offers plenty of visitor parking and there is a driveway to the secure, underground parking area. Number 14 benefits from its own allocated parking space. There is also a dedicated area for charging mobility scooters.

Tenure

Leasehold with equal share of the freehold held by the residents of the apartments. The current annual maintenance charge is approximately £3,100 which includes a one off cost of £570 which will be removed from next year's charge.

Rooms

Reception Hall

Sitting/Dining Room

16'3" x 16'13" (4.95m x 5.21m)

Kitchen

9'9" x 7'10" (2.97m x 2.39m)

Bedroom 1

14'4" x 10'10" (4.37m x 3.30m) maximum

En Suite Shower Room

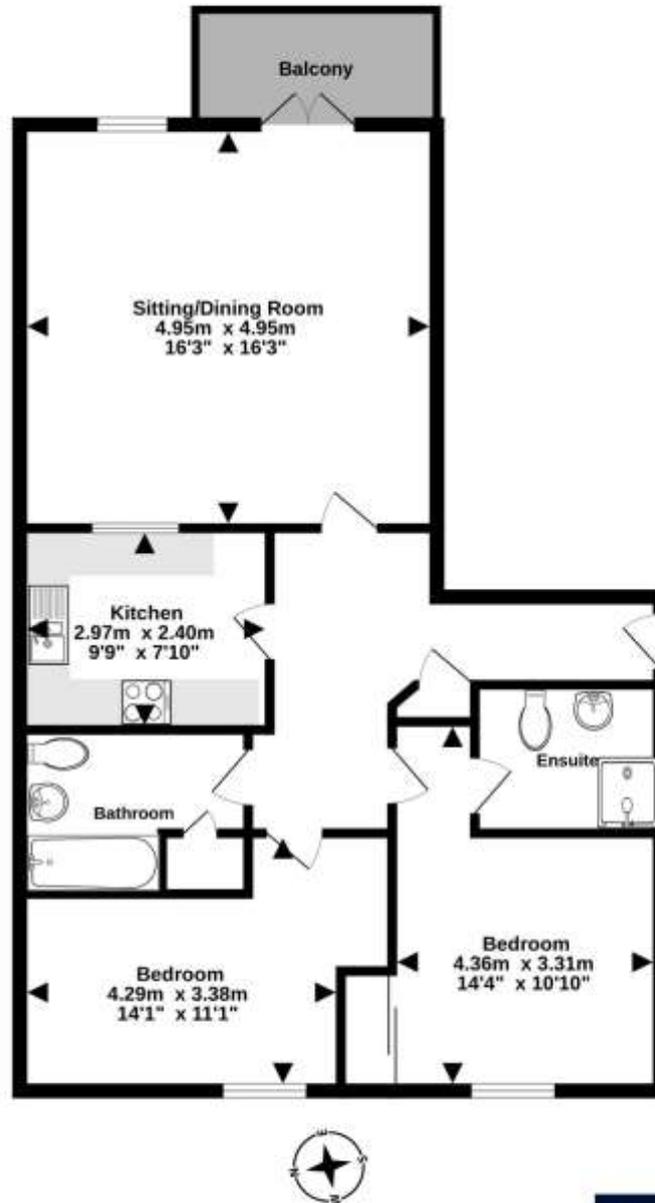
Bedroom 2

14'1" x 11'1" (4.29m x 3.38m) Maximum

Bathroom



1st Floor
75.6 sq.m. (814 sq.ft.) approx.



TOTAL FLOOR AREA: 75.6 sq.m. (814 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the illustration contained here, measurements of doors, windows, nooses 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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