

East Cliff Road, **Dawlish**, EX7 0BJ



Views along the coast line, over the town and towards nearby countryside can be enjoyed from the balcony, living room, kitchen and double bedroom of this purpose built first floor flat. It also offers well maintained communal garden, laundry and garage. No onward chain.

Tenure: Leasehold. Council Tax Band: A. EPC: D.

£140,000

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Location

The property is situated in a well regarded, quiet road conveniently located to maximise the great lifestyle offered by this seaside town. The beach, town centre, bus and rail links, schools and leisure centre are all within half a miles walk. The town offers a range of independent shops and eateries based around the central lawn and brook, which is home to the famous black swans.

The Property

Prospect House is a purpose built block of 28 apartments set in well maintained communal grounds with some lovely views over the town towards the sea and countryside. There is also a communal launderette which is subsidised by the maintenance charge. This property benefits from an excellent position within the block being on the sunny elevation maximising the views. It is approached via a staircase in the communal hall and has a front door leading to the reception hall. The bright, well presented living room offers the opportunity to appreciate the view from the comfort of your sofa and has a useful storage cupboard. Patio doors opening on to the balcony where this lovely setting can be fully enjoyed. Off the living room is the kitchen which also offers the view and is fitted with a range of base and wall units and has a built in pantry. The comfortable double bedroom also offers the sea view. The bathroom is finished with fully tiled walls and a white suite with an electric shower over the bath.

Outside

Prospect House has delightful communal gardens with a variety of mature trees, well stocked borders and a pond. They also offer the opportunity to enjoy the sea and countryside views.

Parking

Flat 18 has the benefit of a single garage in a block.

Tenure

Prospect House is held on a 125 year lease from 1984. It is run by a management company with a monthly service charge of approximately £100

Please Note

Pets are not permitted within the terms of the lease.

Measurements

Living Room

16'0" x 10'4" (4.88m x 3.15m)

Kitchen

10'5" x 7'0" (3.18m x 2.13m)

Bedroom

11'11" x 10'5" (3.63m x 3.18m)



1st Floor
43.3 sq.m. (466 sq.ft.) approx.



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