

Elm Grove Road, **Dawlish**, EX7 0BY



A 1 bedroom ground floor apartment with its own private entrance situated approximately half a mile from Dawlish town centre, with its renowned lawns and coastline. There are a number of local amenities and shops with a mainline railway station (London Paddington). Dawlish is approximately 13 miles from the Cathedral city of Exeter with its regional airport and M5 motorway junction. The immediate countryside is a haven for walkers as the town is close to the Haldon Hills and Dartmoor National Park. There are golf courses at Dawlish Warren and Teignmouth as well as sailing facilities on the nearby Exe and Teign Estuaries.

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

£99,950

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

OWN FRONT DOOR TO:

LOUNGE

3.94m x 2.59m (12'11" x 8'6")

Glazed front door and full height window with aspect to front, Wall mounted electric heater, open to:

KITCHEN

2.44m x 1.70m (8'0" x 5'7")

Fitted with a matching range of base cupboard and drawer units with matching eye level units. Worktop space over, sink with single drainer and mixer tap, plumbing for washing machine, space for freezer and electric cooker point, window to front, vinyl floor covering.

INNER HALL

Storage cupboard, doors to:

BEDROOM

3.28m x 3.25m (10'9" x 10'8")

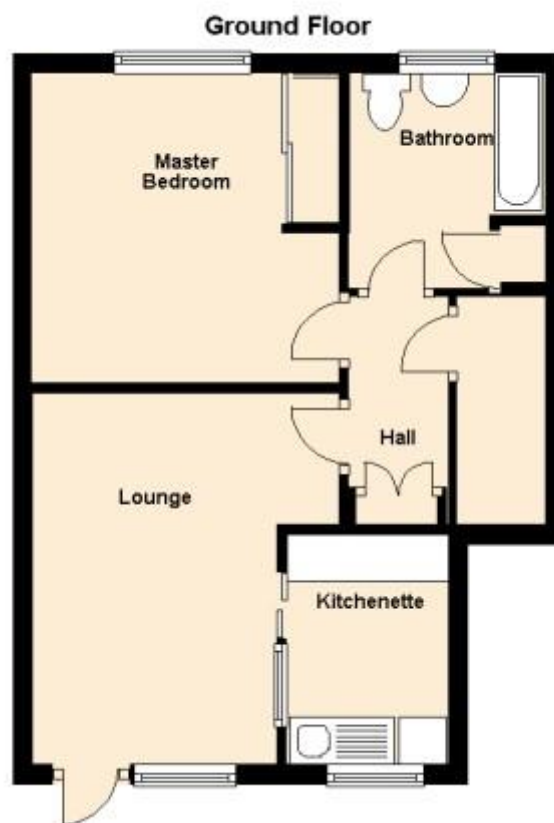
Window to rear, wardrobe with hanging rail, shelving and overhead storage.

BATHROOM

Fitted suite comprising panelled bath with taps and shower over, pedestal wash hand basin, low-level WC, tiled surround, window to rear, Airing cupboard.

OUTSIDE

To the front of the property there is an allocated parking space and additional visitors parking. To the rear of the property there is a communal garden which is laid to lawn with flower beds and washing area.



19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.