

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

Purpose built ground floor flat situated in a favoured residential area handy for the town, public transport and the sea. The accommodation is fitted with modern uPVC double glazing and electric heating and comprises; reception hall, living/dining room, kitchen, double bedroom, shower room.

It also offers well maintained communal garden, laundry and garage. No onward chain.
Tenure: Leasehold. Council Tax Band: A. EPC: D. EPC - D.

£145,000

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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.

Accommodation

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 is located on the ground floor opening out onto the grounds and enjoys a pleasant outlook. The accommodation benefits from recently update uPVC double glazing and electric heaters.

It is approached via a communal hall and has a front door leading to the reception hall with tiled flooring. The bright, well presented living room offers the opportunity to appreciate the setting with large patio doors opening onto a patio and offering the lovely view. There is also a useful storage cupboard. Off the living room is the kitchen which is fitted with a range of base and wall units and is complete with a fridge freezer, electric oven and washer/dryer.

The comfortable double bedroom also offers the lovely outlook. The bathroom is fitted with a white suite and includes a large walk-in shower enclosure with electric shower and there is the added comfort of underfloor heating.

Outside

The flat has the benefit of it's own paved patio and 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 2 has the benefit of a single garage in a block and there is also communal parking available.

Tenure

The property is held on a lease with a term to August 2983. It has a share of the freehold and the block is run by a management company with a monthly service charge of approximately £100

Please Note

Pets are not permitted at Prospect House.

Measurements

Lounge/Diner
15'11" x 10'5" (4.85m x 3.18m)

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

Bedroom
11'10" x 10'5" (3.61m x 3.18m)

Shower Room
7'2" x 6'8" (2.18m x 2.03m)



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