



- DECEPTIVELY SPACIOUS GROUND FLOOR APARTMENT
- SECOND OCCASSIONAL BEDROOM/OFFICE
- LARGE STORE / WORKSHOP AREA
- PRIVATE COURTYARD
- ALLOCATED PARKING

## West Cliff, Dawlish, EX7 9DN

Guide Price £190,000

Dart and Partners are delighted to bring to the market a deceptively spacious ground floor apartment offering generous, well presented accommodation, briefly comprising of living room / diner, kitchen, bathroom, bedroom, office/occasional bedroom, large storage/workshop area , utility room, allocated parking space. The property benefits from its location close to town, railway station and local amenities.



## Property Description

Timber front door, stairs descend to..

### RECEPTION HALL

With doors to principle rooms.

### SITTING ROOM / DINER

With two sash windows to front, two radiators, power points, television aerial connection point.

### KITCHEN / BREAKFAST ROOM

With sash window to rear overlooking private courtyard, range of matching high gloss wall and base units with roll top work surface over, inset stainless steel sink drainer, space for electric cooker with extractor canopy above, tiled splashbacks, power points, space for fridge freezer, radiator.

### BEDROOM ONE

Multi pane timber window to front, built in cupboards, radiator, power points, built in wardrobe with sliding doors.

### OCCASSIONAL BEDROOM TWO / OFFICE

With useful under stairs storage cupboard, built in wardrobes, radiator, power points.

### BATHROOM

With obscure glazed window to rear, modern white suite comprising of close couple W.C , pedestal wash hand basin and panelled bath, chrome ladder heated towel rail, mirrored vanity unit.

### REAR HALLWAY

With obscure UPVC double glazed door and matching side window gives access out to private courtyard, door to useful workshop with potential to create home office







or similar, door to..

### STORE ROOM / UTILITY

With obscure UPVC double glazed window to rear, space and plumbing for washing machine, wall mounted gas boiler supplying domestic hot water and gas central heating, timber shelving.

### OUTSIDE

Private rear courtyard garden laid to Astro turf, useful garden store, outside water tap, steps ascend to allocated parking space.

MATERIAL INFORMATION - Subject to legal verification

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Leasehold/Commonhold/Share of Leasehold/Shared Freehold:

Length of Lease:

Annual Ground Rent:

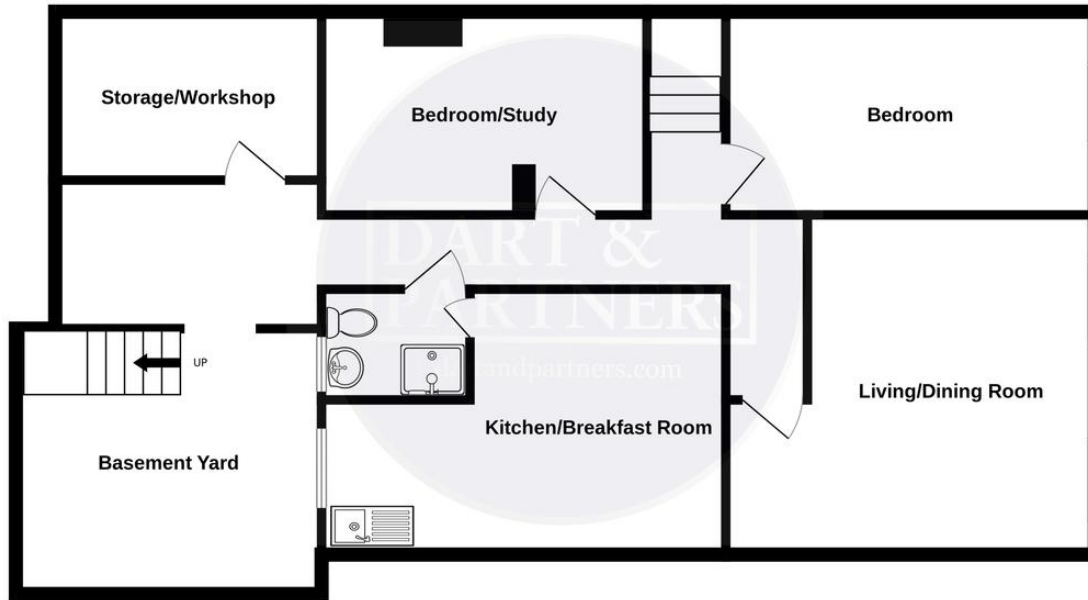
Ground Rent Review:

Service Charge: £60 per month

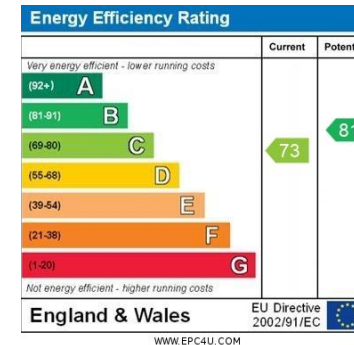
Service Charge Review:

Council Tax Band B  
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## Ground Floor



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements