



- MODERN FIRST FLOOR APARTMENT
- SITUATED JUST OUTSIDE DAWLISH TOWN CENTRE
- CONVENIENT FOR ACCESS TO ALL AMENITIES, BEACH AND TRAIN STATION
- ENJOYING SEA VIEWS
- RECEPTION HALL, LIVING ROOM DINER
- MODERN FITTED KITCHEN, ONE BEDROOM, BATHROOM
- UPVC DOUBLE GLAZING, ELECTRIC HEATING
- ALLOCATED PARKING, NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT BUY

West Cliff, Dawlish, EX7 9DE

Guide Price £125,000

A modern purpose built first floor apartment situated in an elevated position above the town centre benefitting from an allocated off road parking space and NO ONWARD CHAIN. The property enjoys sea views and has accommodation briefly comprising; reception hall, living room diner, modern fitted kitchen, bedroom, bathroom, uPVC double glazing, electric heating. An ideal first time buy or investment property. An internal viewing comes highly recommended.



Property Description

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Timber front door into...

RECEPTION HALL

With doors to principal rooms. Modern night storage heater, power point, coat hanging hooks, ceiling spotlights, loft access hatch. Door to airing cupboard with timber slatted shelving and factory lagged hot water cylinder.

BEDROOM

Two uPVC double glazed windows to front, wall mounted electric heater, power points, telephone socket, storage cupboards, television aerial connection point, wall mounted consumer unit and electric meter.

BATHROOM

Obscure uPVC double glazed window to rear, white suite comprising close coupled WC, inset wash hand basin into vanity unit, panelled bath with new wall mounted electric shower, glazed shower screen, wall mounted electric heater, vanity mirror, tiled splash backs.

LIVING ROOM DINER

Dual aspect with uPVC double glazed window to front and rear aspect enjoying stunning sea views, wall mounted modern night storage heater, power points,





television aerial connection point, telephone socket, useful breakfast bar.

KITCHEN

Dual aspect with uPVC double glazed windows to front and side aspect with sea views, range of matching wall and base units with roll top work surface over, inset circular sink drainer, integrated electric oven, four ring electric hob with stainless steel extractor canopy above, tiled splash backs, space for fridge, space and plumbing for washing machine.

OUTSIDE

Communal courtyard with clothes drying area.

ALLOCATED PARKING SPACE.

Two further car spaces shared by the four flats in the block located to the rear of Cliff Court main building.



MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 999 years from 29/09/92

Annual Ground Rent: Peppercorn

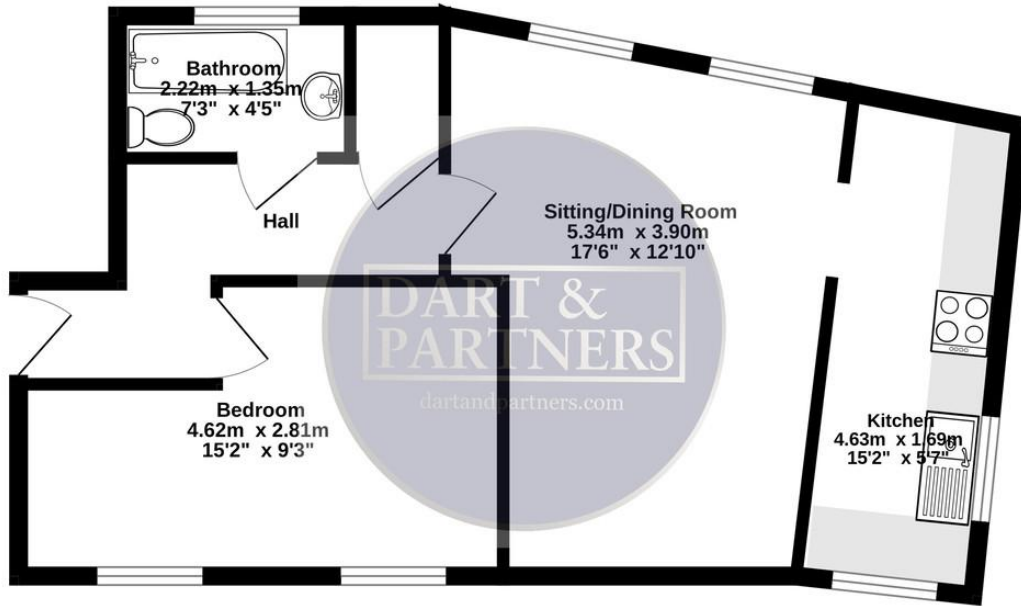
Ground Rent Review:

Annual Service Charge: £400 paid half yearly on 1st January and 1st July. There are funds in the management pot to have the building re-rendered and painted this year.

Service Charge Review: Due to be reviewed this year.

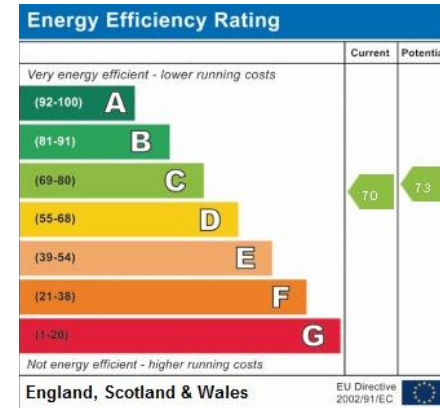
Council Tax Band A

Ground Floor
45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 45.0 sq.m. (484 sq.ft.) approx.

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