

41 Devon View

Dawlish Warren, Dawlish, Devon EX7 0PP



£130,000

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

Immaculate Two-Bedroom Second Floor Flat: This stunning second floor flat is beautifully presented and ready to move straight into – with **no onward chain** to delay your plans. Inside, you'll find two bedrooms, a spacious open-plan kitchen and lounge leading out onto a **private balcony** – the perfect spot for morning coffee or evening relaxation. The kitchen and bathroom are finished to a high standard, and the entire flat is immaculately maintained, offering a true '**turn-key**' home for its next owner. It even has its own **allocated parking**. With its **Council Tax Band A** rating and **no onward chain**, this property represents fantastic value in a sought-after location. The property is sold as leasehold and can be lived in year around and a service charge of £1020 covering grounds maintenance and buildings insurance.

INTERACTIVE TOUR AVAILABLE ONLINE

Immaculate Two-Bedroom Second Floor Flat: This stunning second floor flat is beautifully presented and ready to move straight into – with **no onward chain** to delay your plans. Inside, you'll find two bedrooms, a spacious, open-plan lounge/ kitchen, leading out onto a **private balcony** – the perfect spot for morning coffee or evening relaxation. The kitchen and bathroom are finished to a high standard, and the entire flat is immaculately maintained, offering a true '**turn-key**' home for its next owner. Enjoy the best of **coastal living** with gorgeous beaches just a stone's throw away, plus easy access to local bus routes, the train station, and a **dedicated cycle path to Exeter** for a greener commute. **Allocated parking** takes the hassle out of coming home, and the attractive communal gardens offer a peaceful retreat. Golf lovers will appreciate the close proximity to the local course. With its **Council Tax Band A** rating and **no onward chain**, this property represents fantastic value in a sought-after location. Whether you're a first-time buyer, downsizer, or seeking a sound investment opportunity, this flat is sure to impress.

Approach the flat via the outdoor staircase to the front door, a UPVC double-glazed door opens to:

Kitchen:

The modern kitchen has a range of base and wall cupboards, an under-counter fridge and freezer, an electric cooker and hob are all included. Additionally there is plumbing for a washing machine. The area is complete with an inset sink and mixer tap and breakfast bar.

Living Room:

The kitchen and living room are open plan is flooded with light from the wall of double-glazed patio doors. These provide access to the balcony and great countryside views.

Bedroom 1:

This double bedroom has a triple window, which has countryside views. An open-plan wardrobe provides storage space. Two free standing electric radiators heat the room. Two doors allow access to the room, one from the living room and the other from bedroom 2.

Bedroom 2:

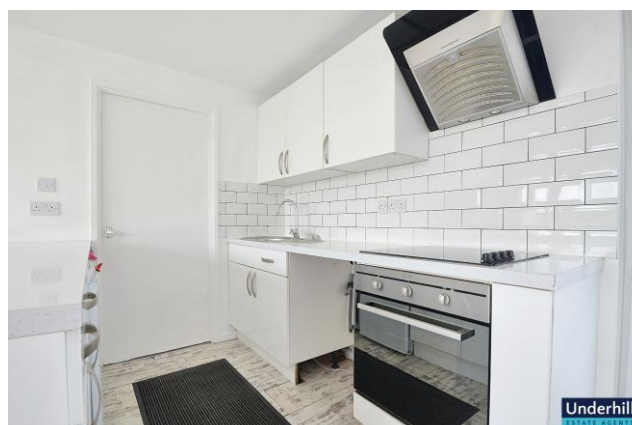
This single room is fitted with an open-plan wardrobe and wall hung electric radiator. A window looks out to the side of the property.

Hallway:

Leading on from the kitchen, an inner hallway provides access to bedroom 2 and the bathroom and contains an airing cupboard containing the electric emersion heater and shelving for linen storage.

Bathroom:

The modern, fully-tiled bathroom is fitted with a bath, an electric shower, a pedestal sink and a close-coupled W.C. and a towel radiator.

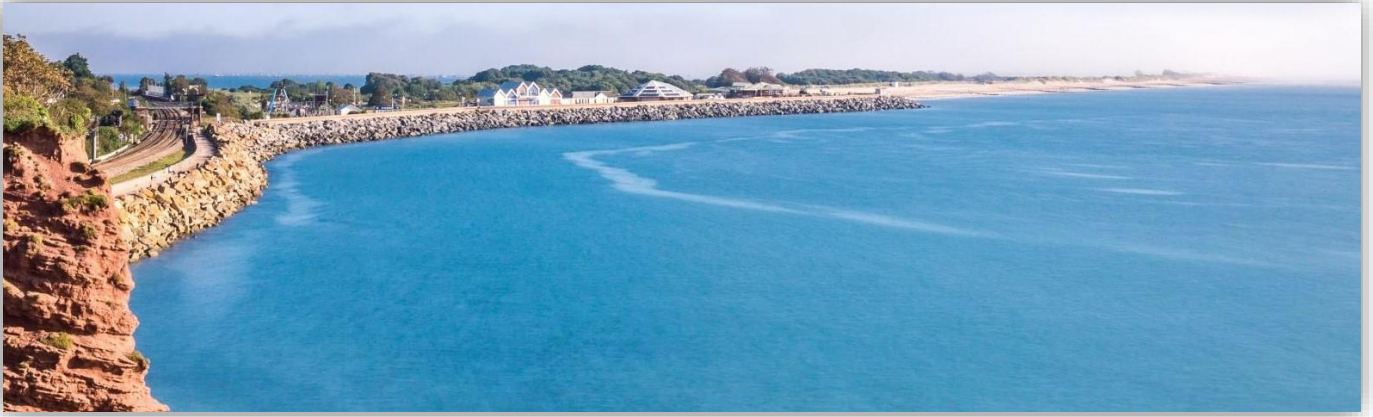




Outside:

The property benefits from **no onward chain** and with **allocated parking and communal grounds**.





Dawlish Warren

Devon View is located in Dawlish Warren, in a popular development. It is a short level walk away from shops, bars, the local train station, Dawlish Warren tourist attractions, nature reserve and beaches. Dawlish Warren is also known for its favourable climate and has the essentials of a doctor's surgery, a pharmacy and an independent supermarket.

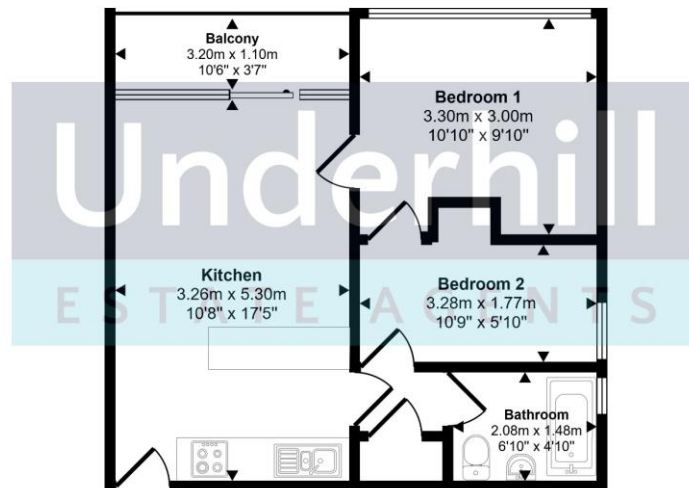
One of the National Cycle routes passes the property, which gives easy cycling and walking access to Starcross, Exeter and beyond. For golfing enthusiasts, there is a 9-hole pitch and put nearby in Starcross and a full 18-hole course at Dawlish Warren.

The train station at Dawlish Warren gives you access to Starcross and the ferry to Exmouth, as well as the cathedral city of Exeter, with its shops, restaurants, bars and lots of cultural experiences. In the other direction you can explore Dawlish, Teignmouth and onto Totnes and Plymouth. All bursting with events and fun for you to explore, so once you're here your car is not necessary.

Within easy driving distance you can visit Powderham Castle, Dartmoor National Park, Crealy Family Theme Park, Paignton Zoo, Haldon Forest, Babacombe Model Village, Bygones Museum, Torquay, Cockington and National Trust properties. Dawlish Warren is close to three designated Areas of Outstanding Natural Beauty, a World Heritage Coast 125 miles of stunning coastline. There is plenty for everyone to explore, have fun and relax.



Approx Gross Internal Area
39 sq m / 425 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.



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