



A two-bedroom first floor flat benefiting from off road parking and garage. The property has sea views and is located in a gated estate. Close to local public transport links and within walking distance to Dawlish town centre.

Shell Cove | Dawlish | EX7 0RW



thoroughly good property agents



PROPERTY TYPE

Apartment



SIZE

708 SQ FT



LOCATION

Dawlish



AGE

1950s, 1960s and 1970s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Central Heating



PARKING

Garage, Allocated Parking



OUTSIDE SPACE

Communal Garden, Roof Terrace



EPC RATING

75 C



COUNCIL TAX BAND

D



in a nutshell...

- Two Double Bedrooms
- Allocated Parking
- Garage
- Roof Terrace
- Sea Views
- Gated Location
- Chain Free



the details...

THE PROPERTY

Located just outside of Dawlish in a gated estate lies this two bedroom first floor flat. The property is seconds away from the local bus stop and a couple of minutes down the road is the Smugglers in. Dawlish itself is within walking distance and the property has access to a private beach via the estate. The property benefits from allocated parking and a garage to the front of the building. The building itself houses only four flats.

STEP INSIDE

Firstly we step through a communal front door that serves the two first floor flats. There is a staircase up to a small landing and the door through to the flat on the left hand side. The front door opens into a hallway which has access to the loft, storage cupboard and doors to primary rooms. The first door on the left hand side of the hallway takes us into the family bathroom. This is recently renovated and consists of a large walk in shower cubicle, low level WC, wall mounted wash hand basin with storage both over and under and a wall mounted heated towel rail. The next two rooms we come to are the bedrooms. To the back of the flat is the second bedroom which is a large double room with integral storage. There is ample room for bedroom furniture and the bedroom provides an impressive sea view. The main bedroom is more or less opposite the second bedroom and is at the front of the flat. A large double room with more than enough space for bedroom furniture. As you continue along the hallway we come to the lounge/diner. An spacious room that has views out to the sea, access to the roof terrace and a door to the kitchen. There is plenty of light coming into the room and there is ample room for furniture, storage and dining room table and chairs. The kitchen has both wall and floor mounted units with work surface over. There is an integral hob and oven, integral stainless steel sink and drainer and the space and plumbing for washing machine and fridge freezer.

THE OUTSIDE

To the front of the property there is allocated parking for one and a garage that belongs solely to the flat.

Off the lounge/diner there is a spacious roof terrace that provides a lovely outlook to the sea. There is plenty of room for garden furniture in this sunny location.

The grounds of the estate are communal and there is access to a private beach to the bottom of the estate through a locked gate.



the location...

Dawlish has a great deal to offer with its stunning sandy beaches, local shops, public houses, highly regarded primary and secondary schools ideal for a growing family and a railway station to the town Centre of Newton Abbot, Teignmouth and Exeter City Centre where you can find a host of different amenities. This seaside town is also only a short walk away from Dawlish Warren where you can find a host of different activities.

Shopping

Town Centre: 0.9 miles

Supermarket: 2.5 miles

Relaxing

Dawlish Warren Golf Club: 2.8 miles

Dawlish Beach: 0.8 miles

Travel

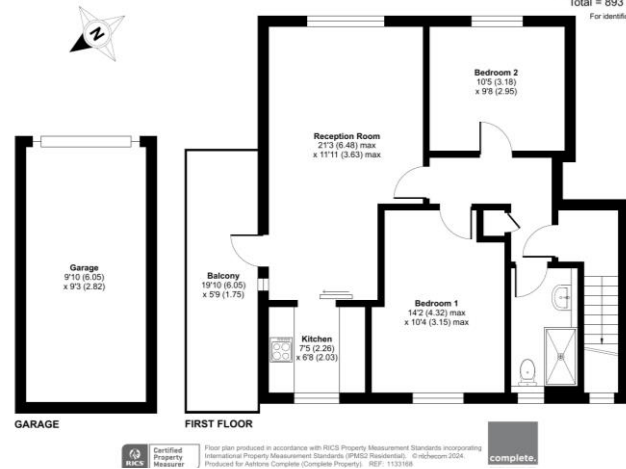
Local Bus Stop: Approx 250ft

Train Station: 0.8 miles

Exeter Airport: 17.9 miles

Please check Google maps for exact distances and travel times.

Property postcode: EX7 0RW



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