



Upper Floor Apartment

CHECK OUT this fantastic Investment Opportunity or first-time purchase for a Duplex Apartment in Dawlish. The Apartment has two floors and includes an open plan lounge/kitchen, a Shower room, Double Bedroom and a Boiler Room/Storage Area. NO CHAIN

20 Regent Street | Dawlish | EX7 9LE



thoroughly good property agents



PROPERTY TYPE

Maisonette



SIZE

360 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric Heaters



PARKING

On Road Parking



OUTSIDE SPACE



EPC RATING

57 D



COUNCIL TAX BAND

A

in a nutshell...

- Bright and airy accommodation
- Duplex Apartment
- Potential investment opportunity
- 1 Bedroom
- Open Plan Lounge/Kitchen
- Shower Room
- Boiler Room/Storage



the details...

CHECK OUT this upper floor DUPLEX Apartment, situated close to local shop, amenities, bus routes & beach. A communal door with a security entry system leads up the stairs to the Apartment.

There is an Entrance Hall with stairs that lead to the Open Plan Lounge/Kitchen Area, with kitchen cupboards, an oven and hob, as well as space for a refrigerator & storage. An open plan space with vaulted ceiling & beech effect laminate flooring. The Open Plan Lounge/Kitchen is situated on the top floor.

From the hallway, doors lead to a Double Bedroom and a Shower Room with a modern white suite that includes a low-level WC, wash basin set into a vanity unit, and a shower cubicle with an electric shower.

The Apartment receives plenty of natural light through its double-glazed windows. A boiler room just outside the apartment door houses the modern hot water system and serves as a storage area.

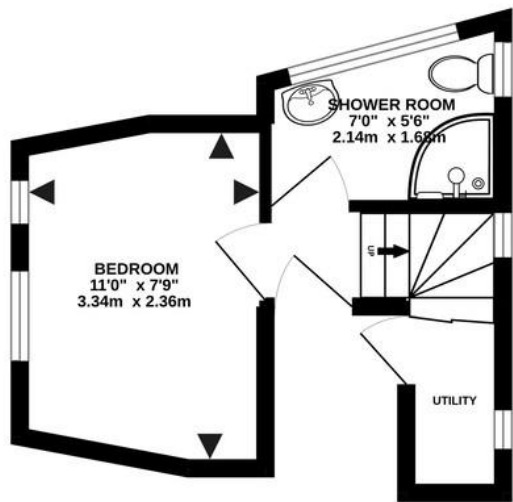
The property is 'share of freehold', with annual maintenance charges of £900, which include building insurance. There is no ground rent.

Offered No Chain
Tenure: Leasehold
Council Tax Band A

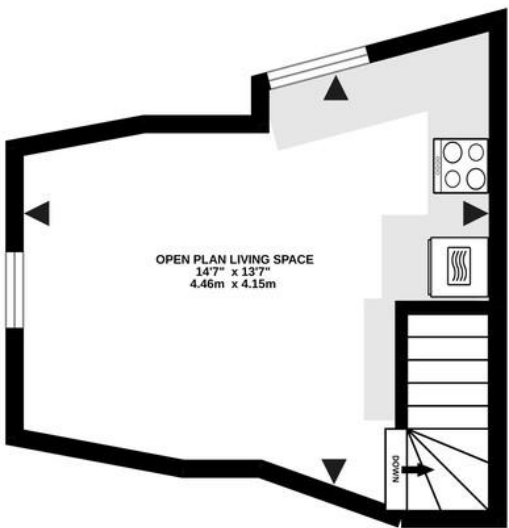


the floorplan...

2ND FLOOR
165 sq.ft. (15.4 sq.m.) approx.



TOP FLOOR
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 360 sq.ft. (33.5 sq.m.) 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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Shopping

- Costcutter, Queen Street – 0.1 miles

Relaxing

- Dawlish Lawn, The Strand – 0.3 miles
- Dawlish Town Beach – 0.4 miles

Travel

- Dawlish Railway Station – 0.4 miles
- Lanherne bus stop, Dawlish – 0.4 miles

Schools

- West Cliff Primary Academy – 0.5 miles
- Dawlish College – 0.7 miles

Please check Google maps for exact distances and travel times. **Property postcode: EX7 9LE**

how to get there...

With the Teignmouth Office on the right, take the road (Orchard Gardens) out of town. At the roundabout, take the 3rd exit onto Exeter Road/A379 continuing pass the train station. At the next roundabout take the 1st exit onto Myrtle Hill. Turn left onto Dawlish Road. Follow this road for some distance, which in turn leads onto Teignmouth Road. Follow this road for some distance and turn left onto John Nash Drive. Turn right onto Oak Hill, proceed for 0.5 miles. Bear right onto Old Town Street and continue for some distance. Turn right onto Regent Street where you will find the property on the left-hand side.



Need a more complete picture? Get in touch with your local branch...

Tel **01626 870 870**
Email **teignmouth@completeproperty.co.uk**
Web **completeproperty.co.uk**

Complete
13 Wellington Street
Teignmouth
Devon
TQ14 8HW

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