



6 DOLPHIN COURT, NORTHAM, EX39 1BQ

£195,000

A well proportioned 2 bedroom maisonette enjoying stunning coastal views whilst offering superbly presented accommodation including lounge/diner with balcony off, modern kitchen & modern shower room together with uPVC double glazing throughout, car port and useful storage shed.

Situated to the end of Lundy View, off Bay View Road, 6 Dolphin Court is an immaculate 2 bedroom maisonette which enjoys superb coastal views from the rear facing rooms.

From the initial approach via Lundy View, you're met with the stunning coastal panorama and upon entering the property, the quality is soon evident with the accommodation having been significantly improved by the current owners including redecoration and new floor coverings together with new kitchen & shower room.

The ground floor flows from front to back with the modern kitchen linked to the lounge/diner via a breakfast bar. The coastal views are enjoyed both from the comfortable lounge/diner and the balcony, a wonderful spot for enjoying pleasant sunsets.

To the first floor, both bedrooms are well proportioned with stunning views from bedroom 1 whilst the superbly appointed modern shower room lies central to both.

Tenure: Freehold - Dolphin Court has a well established residents association overseeing the maintenance of the buildings & communal areas, for which there is a monthly service charge of £70, also covering buildings insurance & ground rent.

Services: Mains electricity, water & drainage.

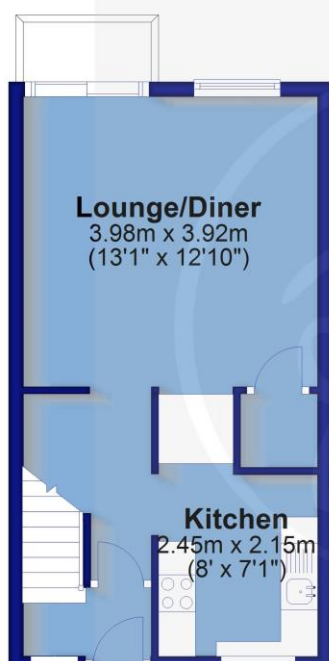
Energy Performance Certificate: E (51)

Council Tax: BAND B (£1,944.68 per annum)



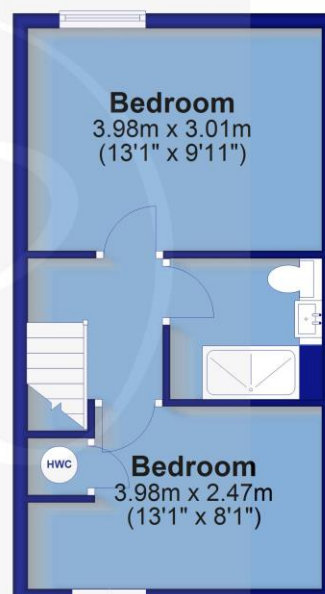
Ground Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



First Floor

Approx. 30.2 sq. metres (324.8 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales 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. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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