



- FIRST FLOOR APARTMENT
- CONVENIENTLY LOCATED FOR TOWN CENTRE AMENITIES
- NO ONWARD CHAIN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- RECEPTION HALL
- OPEN PLAN LIVING ROOM/KITCHEN AREA
- MODERN FITTED KITCHEN
- TWO BEDROOMS
- BATHROOM

Old Manor Court, Dawlish, EX7 9AE

Guide Price £135,000

A modern first floor apartment situated in a popular location just off of Brook Street with direct access to the Manor Gardens. Offered with **NO ONWARD CHAIN** with accommodation briefly comprising; reception hall, open plan living room diner/modern fitted kitchen, two bedrooms, bathroom. Gas central heating and uPVC double glazing. A fantastic first time buy or buy to let investment.

An internal viewing comes highly recommended.



Property Description

Timber front door opening into...

RECEPTION HALL

Telephone entry system, radiator, loft access hatch, wall mounted consumer unit. Doors to principal rooms.

LIVING ROOM/KITCHEN

uPVC double glazed window to front, radiator, power points, telephone socket, television aerial connection point.

KITCHEN AREA: Fitted with a range of matching wall and base units with roll top work surface over, inset stainless steel sink drainer, space and plumbing for gas cooker, space and plumbing for washing machine, space for fridge and freezer, extractor canopy, tiled splash backs, power points.

BEDROOM ONE

uPVC double glazed window to front, radiator, power points.

BEDROOM TWO

uPVC double glazed window to side aspect, radiator, power points, cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating.

BATHROOM

Coloured suite comprising close coupled WC, pedestal wash hand basin, panelled bath with wall mounted electric shower over, tiled splash backs, vanity mirror and unit.

OUTSIDE

Timber shed within the communal courtyard.





MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared

Freehold: TBC

Length of Lease: TBC

Annual Ground Rent: TBC

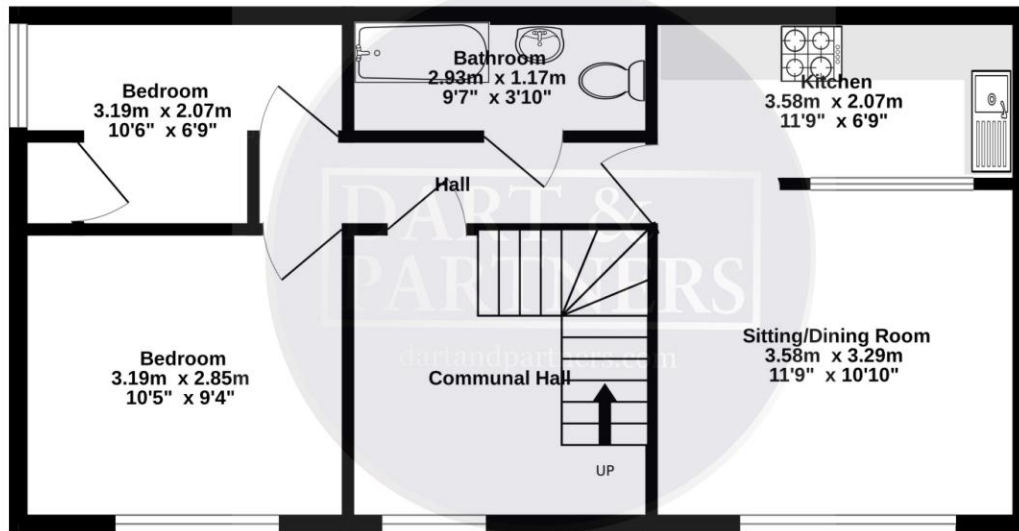
Ground Rent Review: TBC

Annual Service Charge: TBC

Service Charge Review: TBC

Council Tax Band A

Ground Floor 47.7 sq.m. (513 sq.ft.) approx.



TOTAL FLOOR AREA : 47.7 sq.m. (513 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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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