



- TOP FLOOR APARTMENT
- OFFERED IN GOOD DECORATIVE ORDER THROUGHOUT
- SITUATED IN A CONVENIENT POSITION FOR ACCESS TO TOWN, BEACH AND TRAIN STATION
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM, BATHROOM
- MODERN KITCHEN, LIVING ROOM DINER
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE

## Roscoff Road, Dawlish, EX7 0FF      Guide Price £160,000

This purpose built two double bedroom top floor apartment built in Circa 2014 by Cavanna Homes is offered with NO ONWARD CHAIN and is presented in very good decorative order throughout. Well situated with good access to the town, beaches and railway. Benefits from uPVC double glazing and gas central heating. Accommodation briefly comprising; Reception hall, living room diner, modern fitted kitchen, bathroom, two bedrooms, master with en-suite shower room, uPVC double glazing, gas central heating, allocated parking space. An early viewing comes highly recommended.



## Property Description

Timber front door into...

### RECEPTION HALL

With doors to principal rooms. Radiator, telephone entry system, loft access hatch. Door to useful storage cupboard with wall mounted consumer unit, power points, coat hanging hooks. Door through to...

### LIVING ROOM DINER

Dual aspect with uPVC double glazed window to side and rear aspects, radiator, power points, television aerial connection point, telephone socket.

### BATHROOM

Obscure uPVC double glazed window to front, modern white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower attachment and tiled splash backs, radiator, shaver socket.

### KITCHEN

uPVC double glazed window to rear, modern range of high gloss wall and base units with timber effect roll top work surface over, inset stainless steel sink drainer, integrated electric oven, four burner gas hob with stainless steel extractor canopy above, wall mounted gas boiler supplying domestic hot water and gas central heating, space and plumbing for washing machine, space for fridge freezer, space for additional appliance with plumbing, power points, tiled splash backs.

### BEDROOM ONE

uPVC double glazed window to front enjoying far reaching countryside views, radiator, power points, TV connection point.

### EN-SUITE SHOWER ROOM

Obscure uPVC double glazed window to front, modern white suite comprising close coupled WC, pedestal wash hand basin, glazed Quadrant shower enclosure with tiled splash backs and wall mounted electric shower, extractor fan, shaver socket, radiator.





## BEDROOM TWO

uPVC double glazed window to rear enjoying distant views over the rolling countryside, radiator, power points.

## OUTSIDE

Communal garden. Allocated parking space.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared Freehold: TBC

Length of Lease: 989 remaining

Annual Ground Rent: £0

Ground Rent Review:

Annual Service Charge: £2354.17

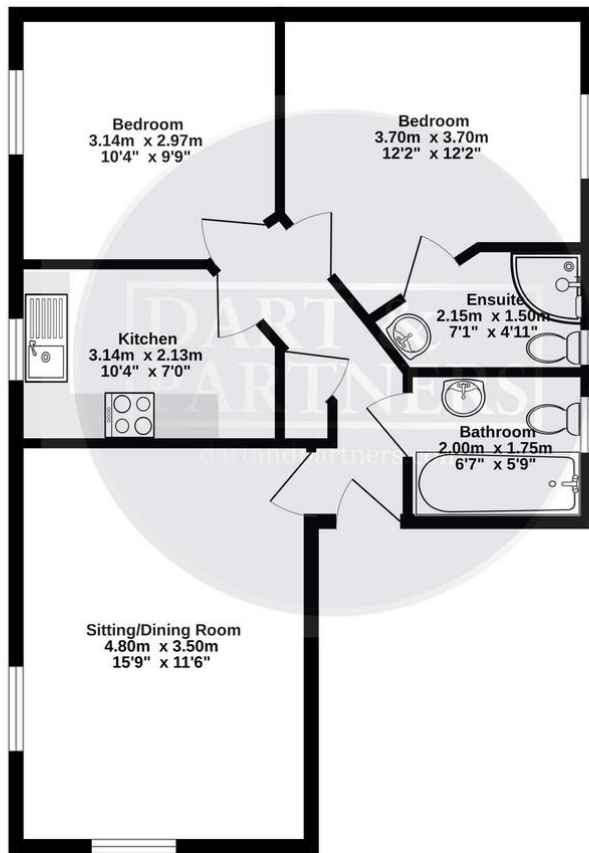
Service Charge Review:

Council Tax Band B

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2nd Floor  
54.7 sq.m. (588 sq.ft.) approx.



TOTAL FLOOR AREA : 54.7 sq.m. (588 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



9 Queen Street, Dawlish, Devon,  
EX7 9HB

www.dartandpartners.com  
01626 862057  
property@dartandpartners.com

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