



- ONE BEDROOM MAISONETTE
- ALLOCATED PARKING SPACE
- MODERN KITCHEN/DINER
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- SPACIOUS ACCOMMODATION
- IDEAL FIRST TIME BUY/INVESTMENT PROPERTY

## West Cliff, Dawlish, EX7 9DN

Guide Price £125,000

A well presented spacious one bedroom maisonette with parking, situated in the popular location of West Cliff, Dawlish, close to town, railway and beaches. Entrance porch, living room, modern kitchen/diner, bedroom, bathroom, uPVC double glazing, gas central heating, allocated parking space, some sea views. An internal viewing comes highly recommended to appreciate the accommodation on offer.



## Property Description

Dart & Partners are delighted to bring to the market this well presented one bedroom maisonette with parking, situated in the popular location of West Cliff, Dawlish, close to town, railway and beaches. This deceptively spacious property offers accommodation briefly comprising entrance porch, living room, modern kitchen/diner, bedroom, bathroom, uPVC double glazing, gas central heating, allocated parking space, some sea views. An internal viewing comes highly recommended to appreciate the accommodation on offer.

uPVC double glazed front door leading into....

### RECEPTION PORCH

Radiator, velux window, space for shoes and coats, timber framed glazed door opens into....

### LIVING ROOM

With stairs rising to first floor and useful understairs storage cupboard, two radiators, power points, door through to....

### KITCHEN/DINER

Timber obscure glazed door giving access to front of property, radiator, power points. Kitchen area: This modern fitted kitchen has a range of matching high gloss base units with timber effect roll top work surface over, inset stainless steel sink drainer, integrated electric oven and four ring hob with stainless steel extractor above, space and plumbing for washing machine, tiled splashbacks, power point, space for fridge freezer, additional storage cupboard with timber shelving. Please note the understairs storage cupboard has the consumer unit.

### FIRST FLOOR

### BATHROOM

With obscure glazed uPVC window to front, white suite comprising close coupled WC, pedestal wash hand basin and panelled bath with wall mounted electric shower over, radiator, tiled splashbacks.

## BEDROOM

uPVC double glazed window to front enjoying wonderful sea views, radiator, power points, TV aerial connection point, door to airing cupboard housing wall mounted gas boiler supplying domestic hot water and central heating, built in wardrobe with two hanging rails plus high level storage cupboard.

## OUTSIDE

There is an allocated parking space.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: Unknown, however the vendor believes it was well over 900 years remaining when purchased 4 years ago.

Annual Ground Rent: £100.00 per annum, paid every January

Ground Rent Review: Annual

Service charge – £2,820 per annum, paid quarterly - £705  
Management co – First Port

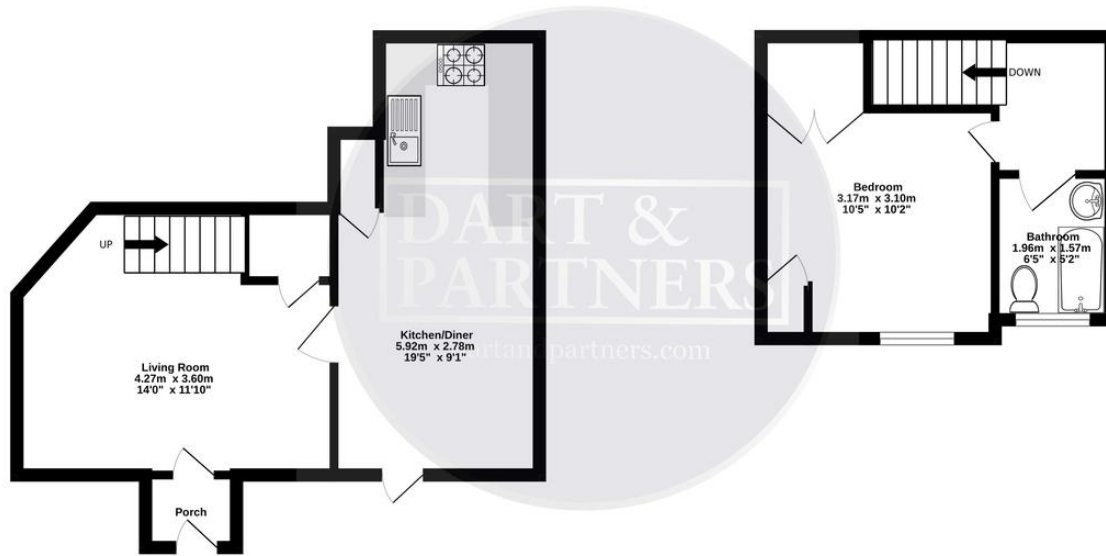
Service Charge Review: Annual

Council Tax Band A

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Ground Floor  
31.7 sq.m. (341 sq.ft.) approx.

1st Floor  
18.8 sq.m. (202 sq.ft.) approx.



TOTAL FLOOR AREA : 50.5 sq.m. (544 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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