



- PURPOSE BUILT SECOND FLOOR APARTMENT
- SITUATED HALF A MILE FROM THE SANDY BEACH AND NATURE RESERVE
- PLEASANT OUTLOOK OVER THE ESTUARY AND COUNTRYSIDE
- CLOSE TO A GOOD RANGE OF LOCAL AMENITIES
- OPEN PLAN LIVING ROOM KITCHEN DINER
- TWO BEDROOMS, BATHROOM, SEPARATE WC
- ALLOCATED PARKING
- UPVC DOUBLE GLAZING
- LEASEHOLD WITH SHARE OF FREEHOLD

## Devondale Court, Dawlish Warren, EX7 0PN      Guide Price £150,000

Offered to the market for the first time in over thirty years is this lovely two bedroom purpose built second floor apartment offering a pleasant open outlook over the estuary and rolling countryside with well maintained communal gardens. Situated half a mile from the sandy beach and nature reserve. The property is also located conveniently for a good range of amenities and public transport. Accommodation briefly comprises; Open plan living room kitchen diner, two bedrooms, bathroom, separate WC, allocated parking space, uPVC double glazing. An early viewing comes highly recommended.



## Property Description

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Timber front door opens into...

### RECEPTION HALL

With doors to principal rooms. Night storage heater. Cupboard housing consumer unit and electric meter. Useful storage cupboard with hanging rail and timber shelving. Door through to...

### OPEN PLAN LIVING ROOM KITCHEN DINER

With uPVC double glazed windows and double doors to front enjoying a lovely pleasant outlook. Juliet balcony. The lounge/diner also has a double guest bed, which folds away into a cupboard.

**KITCHEN AREA:** With a range of matching wall and base units, square edge work surface, inset stainless steel sink drainer, space for electric cooker, space for fridge, tiled splash backs, stainless steel extractor canopy, power points, cupboard housing factory lagged hot water cylinder and with timber slatted shelving.

### BEDROOM ONE

With uPVC double glazed window to front enjoying similar views to that of the living room. Built in wardrobe with hanging rail and shelving. Inset wash hand basin into vanity unit with mirror, vanity light and shaver socket. Power points. Loft access hatch.

### BEDROOM TWO

With uPVC double glazed window to front enjoying similar





views to that of bedroom one. Built in wardrobe with hanging rail and shelving.

**BATHROOM**

With obscure uPVC double glazed window to side, white suite comprising pedestal wash hand basin, panelled bath, wall mounted electric shower, tiled splash backs, vanity mirror, light and shaver socket, chrome heated towel rail.

**SEPARATE WC**

With obscure uPVC double glazed window to side, mid level WC, wall mounted wash hand basin with tiled splash backs.

**OUTSIDE**

Well maintained communal gardens. Allocated parking space.



**MATERIAL INFORMATION** - Subject to legal verification

Leasehold//Shared Freehold:

Length of Lease: 999 years from 25/6/85 (so 961 years left).

Annual Ground Rent:

Ground Rent Review:

Annual Service Charge: £1390

Service Charge Review:

Council Tax Band A

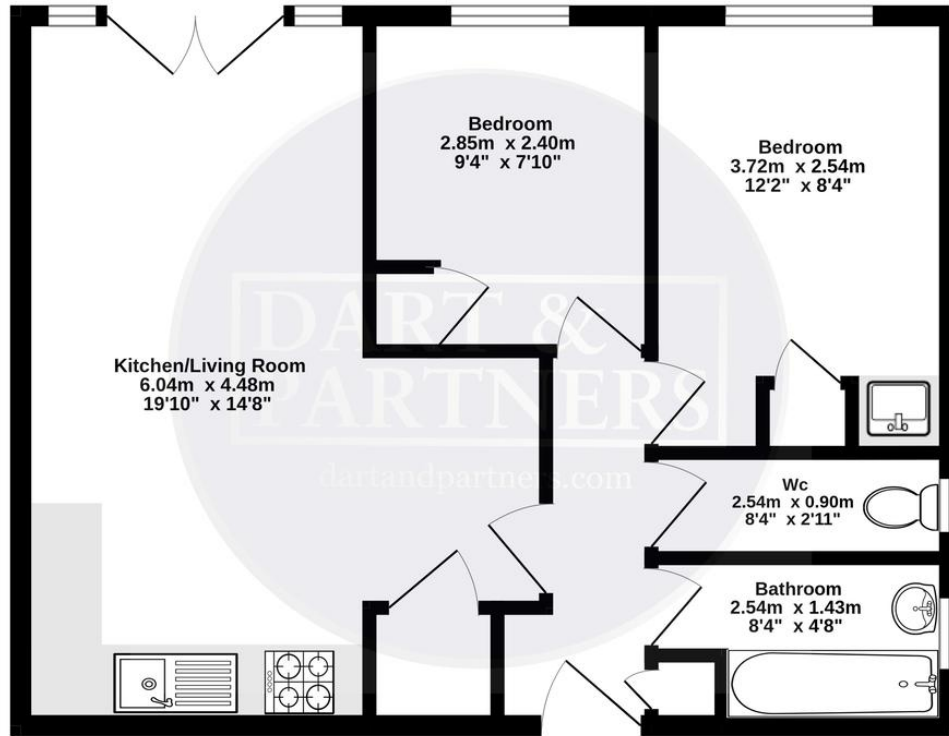
Tenure Mix (e.g. combination of freehold and leasehold)

Are there any managed common areas such as car parks, gardens, staircases, lobby, reception etc where fees are payable? Yes Please provide details Communal gardens, staircase, carpark with 1 allocated parking space and additional visitor's parking, refuse / recycling area and bicycle storage.

Please confirm the annual amount payable £1390

The freehold is actually owned by Devondale Court Residents Company Ltd. At the time the freehold was purchased there were 80 shares created (intention of one share per flat) but the current owner has a share certificate showing ownership of 3 shares in the freehold.





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TOTAL FLOOR AREA : 47.7 sq.m. (514 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
(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			
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