



- FIRST FLOOR FLAT CLOSE TO TOWN CENTRE
- LIVING ROOM, KITCHEN
- TWO BEDROOMS
- BATHROOM
- uPVC D/G, GAS C/H
- ALLOCATED PARKING
- NO ONWARD CHAIN

Old Town Street, Dawlish, EX7 9AR

Guide Price £145,000

Dart & Partners are delighted to offer this bright and airy first floor purpose built two bedroom flat situated close to Dawlish town centre with all of its local amenities, transport links and beaches. The apartment has accommodation briefly comprising; reception hall, living room, kitchen, two bedrooms and bathroom. Allocated parking space. Offered with **NO ONWARD CHAIN**. A perfect first time buy or investment opportunity.

An early viewing comes highly recommended.

Property Description

Obscure double glazed uPVC front door into....

RECEPTION PORCH

Four steps leading up to....

RECEPTION HALL

With doors to principal rooms, loft access hatch, wall mounted consumer unit and Night Storage heater along with power point and telephone connection point, door through to....

LIVING ROOM

With uPVC double glazed window to front enjoying a pleasant open outlook, radiator, power points, TV aerial connection point, doorway through to....

KITCHEN

uPVC double glazed window to rear. A matching range of wall and base units with roll top worksurface over, inset stainless steel sink drainer, space for fridge freezer, washing machine and electric cooker, wall mounted gas boiler supplying domestic hot water and gas central heating, tiled splashbacks and power points.

BEDROOM 2

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

BEDROOM 1

uPVC double glazed window to rear, radiator, power points and telephone socket.

BATHROOM

White suite comprising close coupled WC, pedestal wash hand basin and panelled bath with mains fed shower, tiled splashbacks, vanity light, mirror and shaver socket.

OUTSIDE

Allocated parking space.





MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 999yrs (964 remaining)

Annual Ground Rent: 0

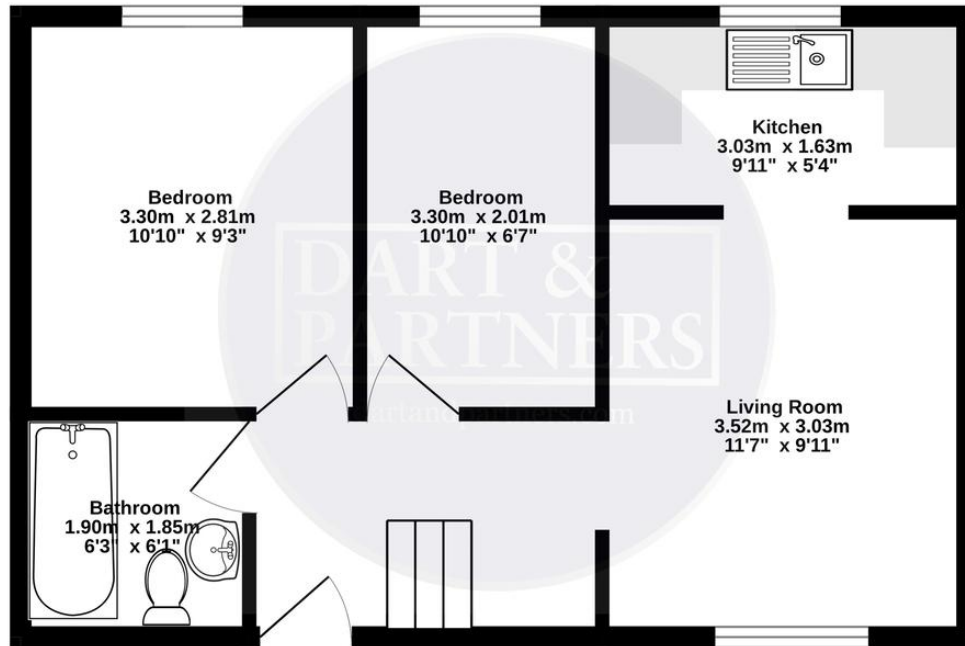
Ground Rent Review: N/A

Annual Service Charge: £504

Service Charge Review:

Council Tax Band A

1st Floor
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA : 40.4 sq.m. (435 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+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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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