



45 Devondale Court, Dawlish Warren

Guide Price £140,000





45 Devondale Court

Dawlish Warren, Dawlish

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- PURPOSE BUILT GROUND FLOOR APARTMENT
- SITUATED AROUND HALF A MILE FROM THE SANDY BEACH AND NATURE RESERVE
- NO ONWARD CHAIN
- IN GOOD DECORATIVE ORDER
- ENTRANCE PORCH, OPEN PLAN LIVING KITCHEN DINER, BALCONY
- TWO BEDROOMS, BATHROOM
- ALLOCATED PARKING, COMMUNAL GARDEN
- IDEAL FIRST TIME BUY, INVESTMENT OR HOLIDAY HOME



Offered to the market with NO ONWARD CHAIN is this two bedroom purpose built ground floor apartment offering a pleasant open outlook over the well maintained communal gardens. Situated approximately half a mile from the sandy beach and nature reserve. The apartment is offered in good decorative order and has accommodation briefly comprising; entrance porch, open plan living kitchen diner, inner hallway, two bedrooms, bathroom, uPVC double glazing, allocated parking space. An ideal first time buy, investment buy or holiday home. Obscure glazed uPVC front door opens into...

RECEPTION PORCH

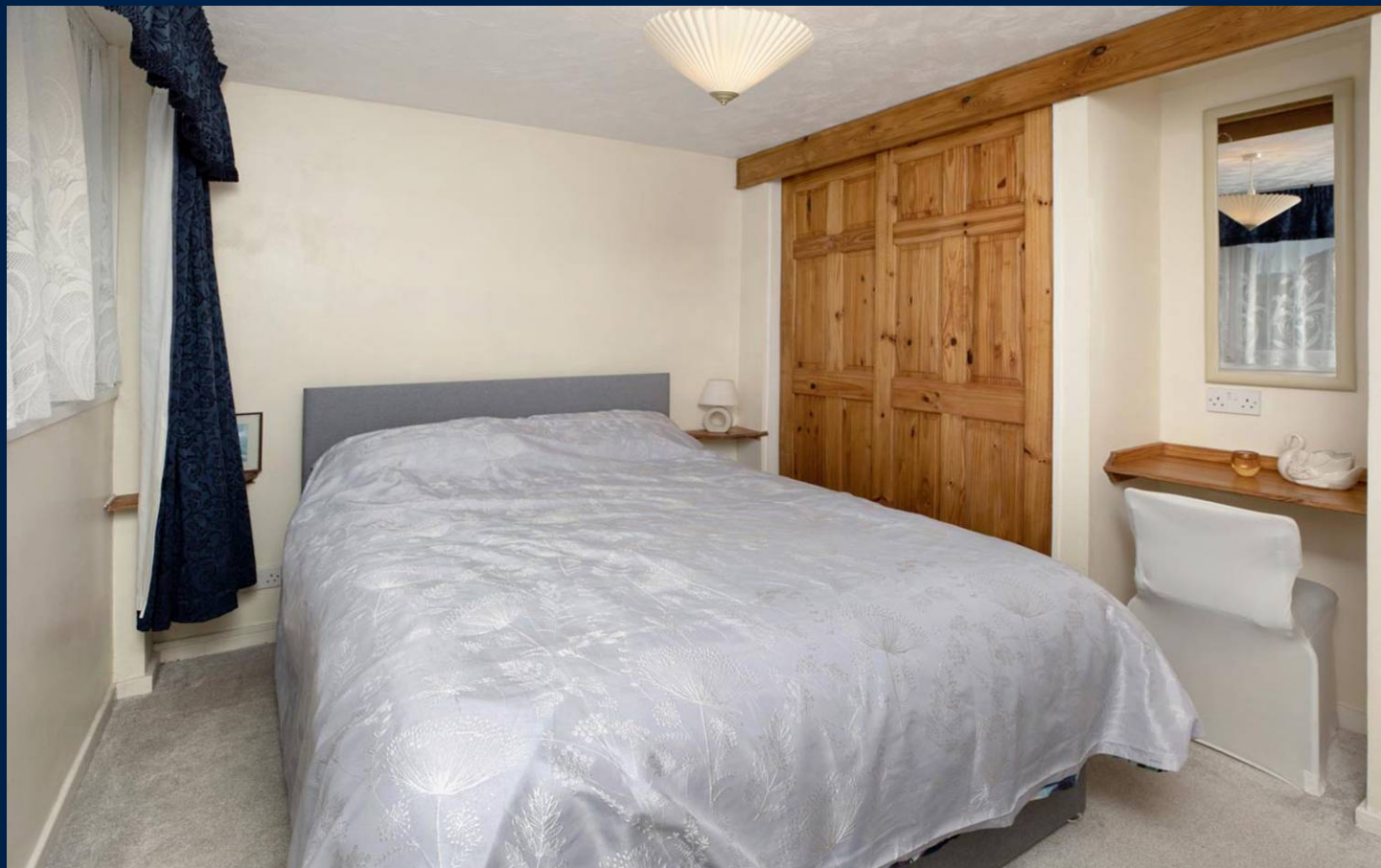
With coat hanging hooks and telephone connection point. Glazed timber door opens into...

OPEN PLAN LIVING KITCHEN DINER

With uPVC double glazed windows and door out onto BALCONY enjoying a pleasant open outlook over the communal grounds. Power points, night storage heater. KITCHEN DINING AREA with space for table and chairs. KITCHEN with matching wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven and four ring hob with extractor above, space and plumbing for washing machine and slimline dishwasher, tiled splash backs, power points. Opening through to...

INNER HALLWAY

With night storage heater, storage cupboard with timber shelving. Door to airing cupboard with factory lagged hot water cylinder and slatted shelving. Wall mounted consumer unit.





BATHROOM

Obscure uPVC double glazed window to side, white suite comprising low level WC, pedestal wash hand basin, panelled bath, wall mounted electric shower, tiled splash backs, chrome ladder heated towel rail, mirrored vanity unit, shaver socket and vanity light, extractor fan.

BEDROOM TWO

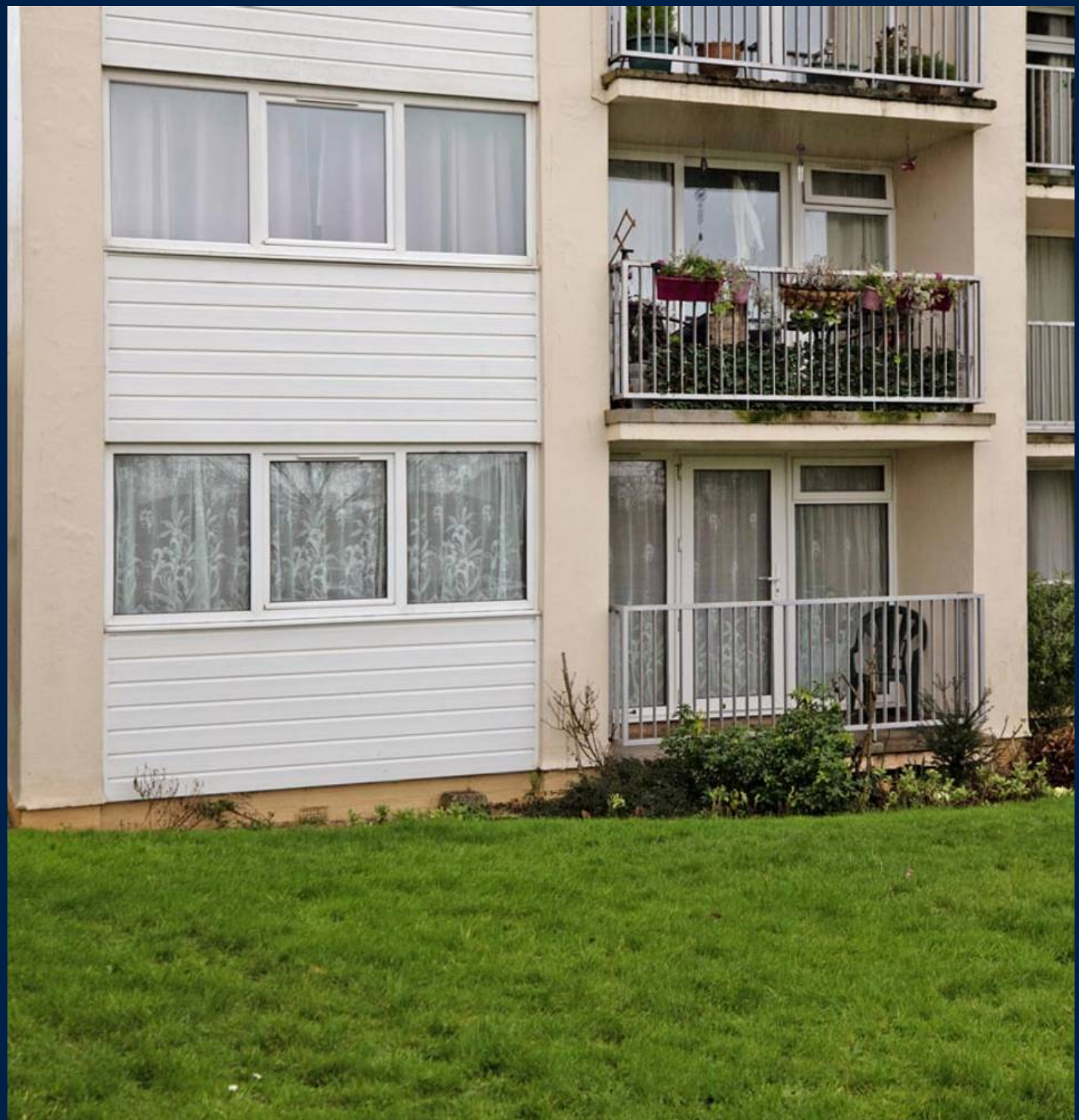
uPVC double glazed window to side, power points.

BEDROOM ONE

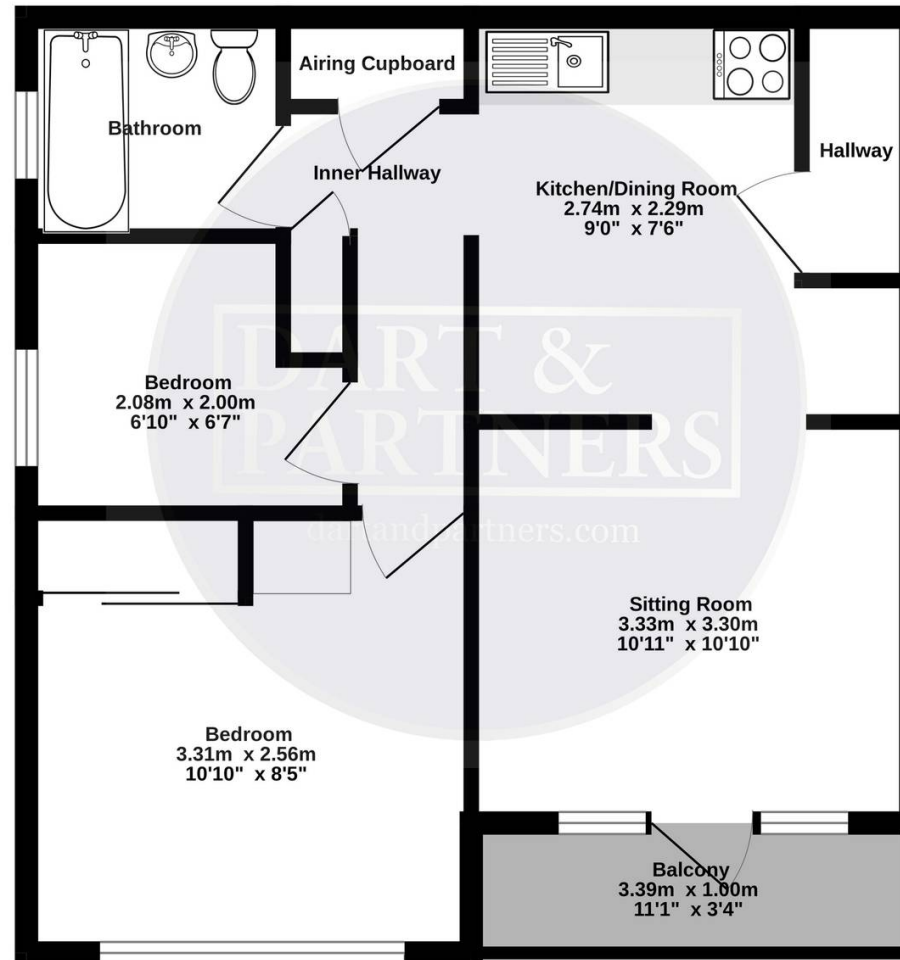
Large uPVC double glazed window to front enjoying a pleasant open outlook. Built in wardrobes with sliding doors, hanging rail and timber slatted shelving. Built in dressing table. Power points. TV aerial connection point.

MATERIAL INFORMATION – Subject to legal verification





45.9 sq.m. (494 sq.ft.) approx.



TOTAL FLOOR AREA : 45.9 sq.m. (494 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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