



**Flat 14, Sefton Court Plantation Terrace, Dawlish**  
**£63,000**







## Flat 14

Sefton Court Plantation Terrace, Dawlish

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- RETIREMENT APARTMENT IN DESIRABLE SEFTON COURT
- HIGHLY REGARDED MCCARTHY AND STONE DEVELOPMENT
- LIFT ACCESS, EMERGENCY PULL CORDS
- RECEPTION HALL, LIVING ROOM DINER AND KITCHEN
- BEDROOM WITH FITTED WARDROBES, SHOWER ROOM
- COMMUNAL LOUNGE AND LAUNDRY





A one bedroom first floor retirement apartment situated at Sefton Court constructed by McCarthy and Stone Developments Ltd comprising of 20 properties arranged over two floors served by a lift. Accommodation briefly comprising; reception hall, living room diner, kitchen, one bedroom with fitted wardrobes, shower room, 24 hour emergency call system, communal lounge and laundry. Timber front door into...

#### RECEPTION HALL

With doors to principal rooms and wall mounted emergency pull cord system. Door to useful storage cupboard with timber slatted shelving, hot water cylinder. Wall mounted consumer unit and electric meter.

#### SPACIOUS LIVING ROOM DINER

With uPVC double glazed window to side enjoying a pleasant open outlook. Wall mounted night storage heater. Feature fireplace. Power points. Television aerial connection point.

Arch through to...

#### KITCHEN

With a matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, space for electric cooker and fridge freezer, tiled splash backs, power points.

#### BEDROOM

With uPVC double glazed window to side enjoying similar views to that of the living room, wall mounted night storage heater, power points, telephone socket, built in wardrobe with mirrored folding doors.

#### SHOWER ROOM

White suite comprising close coupled WC, inset wash hand basin into vanity unit, large glazed shower enclosure with wall mounted electric shower, tiled splash backs, extractor fan, wall mounted heater, shaver socket.









# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(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





