



## 18 Devon View Warren Road, Dawlish Warren

Offers Over £130,000







## 18 Devon View Warren Road

Dawlish Warren, Dawlish

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- TOP FLOOR APARTMENT IN DAWLISH WARREN ENJOYING WONDERFUL ESTUARY AND SEA VIEWS
- OPEN PLAN LIVING ROOM KITCHEN DINER
- BALCONY ENJOYING ESTUARY VIEWS
- TWO BEDROOMS
- BATHROOM
- ALLOCATED PARKING SPACE
- UPVC DOUBLE GLAZING, ELECTRIC HEATING
- NO ONWARD CHAIN





A fantastic opportunity to purchase this modernised two bedroom top floor apartment enjoying some wonderful estuary and sea views, and being conveniently located for the beach and local amenities. Accommodation briefly comprises; an open plan living room kitchen diner, two bedrooms, bathroom, balcony, allocated parking space, uPVC double glazing, electric heating. Offered with NO ONWARD CHAIN.

uPVC front door into...

#### OPEN PLAN LIVING ROOM KITCHEN DINER

With uPVC double glazed window and double doors opening to BALCONY at the front enjoying lovely far reaching estuary views.

The KITCHEN has a matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven, two ring electric hob, space for fridge, tiled splash backs, wall mounted programmable electric heater, power points, television aerial connection point.

Door through to...

#### INNER HALLWAY

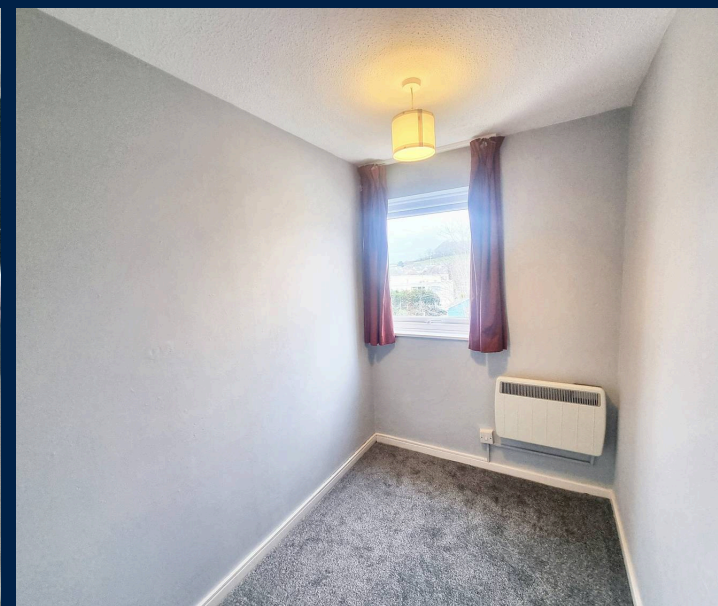
Door to airing cupboard with factory lagged hot water cylinder, wall mounted consumer unit.

#### BEDROOM ONE

Large uPVC double glazed windows to front enjoying stunning estuary views. Wall mounted electric heater, power points, two high level built in storage cupboards.

#### BEDROOM TWO

High level storage cupboards, wall mounted electric heater, uPVC double glazed window to side enjoying a pleasant open outlook. Power points.





## BATHROOM

Obscure uPVC double glazed window to side, white suite comprising mid level WC, pedestal wash hand basin, panelled bath, wall mounted electric shower, tiled splash backs, wall mounted electric heater.

## BALCONY

With space for bistro table and chairs.

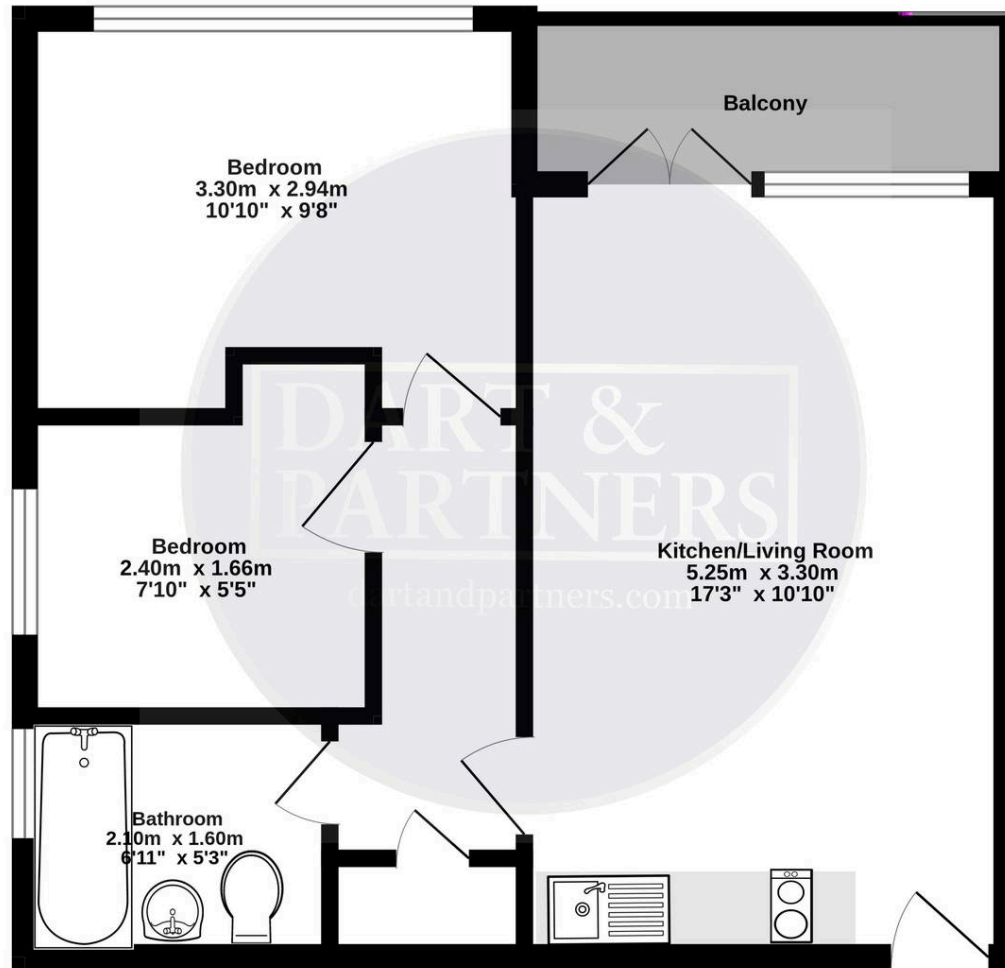
## OUTSIDE

Allocated parking space for one vehicle.





**2nd Floor**  
**39.9 sq.m. (429 sq.ft.) approx.**



**TOTAL FLOOR AREA : 39.9 sq.m. (429 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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