



Flat 3, 12 West Cliff, Dawlish  
£175,000



## Flat 3

12 West Cliff, Dawlish

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- WONDERFUL SEA AND COASTAL VIEWS
- TWO BEDROOM MAISONNEETE WITH OPEN PLAN LOUNGE / DINER / KITCHEN
- ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



Dart & Partners are pleased to offer this two bedroom maisonette with accommodation briefly comprising; Entrance hall, bathroom, two bedrooms, cloakroom, open plan kitchen/living/diner. Wonderful sea and coastal views.

uPVC double glazing, gas central heating, allocated parking space.  
Timber front door into....

#### RECEPTION HALL

Radiator, short flight of stairs giving access to....

#### BATHROOM

With white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with mains fed shower over, glazed shower screen, tiled splashbacks, radiator and extractor fan.

#### BEDROOM

With uPVC double glazed window to side, radiator, power points, built in wardrobes.

#### CLOAKROOM

With obscure uPVC double glazed window to rear, white suite comprising close coupled WC, pedestal wash hand basin, tiled splashbacks, radiator.





#### BEDROOM

With uPVC double glazed window to front enjoying stunning sea and coastal views, radiator, power points.

Door through to....

#### OPEN PLAN KITCHEN/LIVING/DINING SPACE

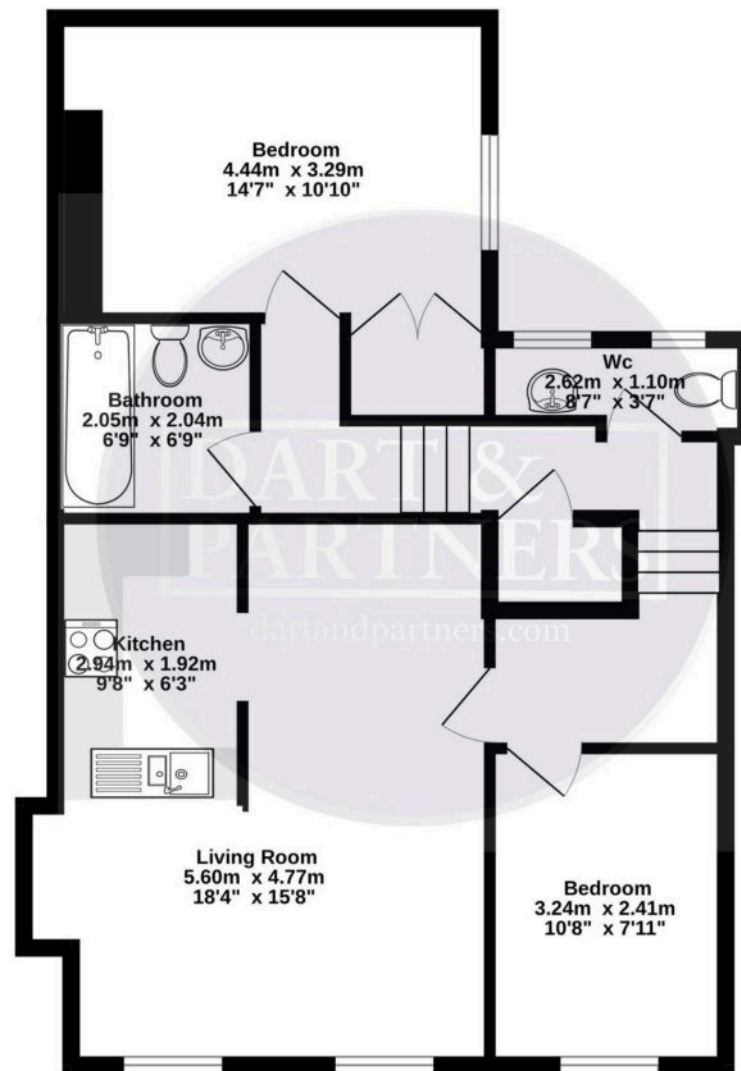
Kitchen area with a matching range of wall and base units with roll top worksurface over, inset one and a half bowl stainless steel sink drainer, integrated electric oven and four ring electric hob with stainless steel extractor canopy above, tiled splashbacks, space and plumbing for washing machine, space for fridge freezer, power points, two uPVC double glazed windows to front enjoying stunning sea and coastal views, radiator, power points and TV aerial connection point, telephone entry system.

#### OUTSIDE

One allocated parking space.







**TOTAL FLOOR AREA : 63.9 sq.m. (687 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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