



5 Great Cliff Marine Parade, Dawlish

Guide Price £290,000

DART &
PARTNERS
Established 1971



5 Great Cliff Marine Parade

Dawlish, Dawlish

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- CHAIN FREE FIRST FLOOR SEAFRONT APARTMENT
- ENJOYING FANTASTIC SEA AND COASTAL VIEWS
- ALLOCATED PARKING SPACE
- GENEROUS RECEPTION HALL
- LIVING ROOM DINER, KITCHEN WITH INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS, MASTER WITH EN-SUITE, MODERN BATHROOM
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



A wonderful opportunity to purchase this CHAIN FREE two double bedroom first floor seafront apartment, enjoying fantastic sea and coastal views and with an allocated parking space. Accommodation briefly comprising; generous reception hall, living room diner, kitchen, two double bedrooms, master with en-suite, modern bathroom, uPVC double glazing and gas central heating, allocated parking space. An early viewing comes highly recommended. *** Floorplan to follow***

Composite front door into...

LARGE RECEPTION HALL

With doors to principal rooms. High level consumer unit. Two radiators, power points, telephone entry system. Door to AIRING CUPBOARD with timber slatted shelving. Door to CLOAKS CUPBOARD with hanging rail and timber slatted shelving.

Double doors open into the...

LARGE LIVING ROOM DINER

With uPVC sash windows to front enjoying spectacular sea and coastal views. Marble fireplace with electric fire, two radiators, power points, TV aerial connection point, telephone socket, space for dining table and chairs.

From the living room diner, step into the...

KITCHEN

With a range of matching wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, integrated eye level electric oven, built in microwave, four burner gas hob with stainless steel extractor canopy above, cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating, integrated fridge and freezer, integrated washing machine, integrated slimline dishwasher, tiled splash backs, power points, uPVC double glazed sash window to front.

BEDROOM TWO

uPVC double glazed sash window to side. Radiator, power points.





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uPVC double glazed sash window to side. Radiator, power points.

BATHROOM

Modern white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, radiator, vanity mirror, light and shaver socket.

BEDROOM ONE

uPVC double glazed sash windows to rear. Radiator, power points. Built in wardrobes with sliding doors, timber shelf and hanging rail. Door through to...

EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to side. Modern white suite comprising close coupled WC, pedestal wash hand basin, large, glazed shower enclosure with mains fed shower, tiled splash backs, white enamel ladder heated towel rail, vanity mirror, light and shaver socket.

OUTSIDE

Allocated parking space.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	80	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

