

Flat 7, 5 Brookdale Terrace Dawlish, Devon EX7 9PF



£139,000

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

A beautifully presented top floor one-bedroom apartment enjoying stunning views over Dawlish, out to sea and along the Jurassic coast of Dorset and beyond as far as Portland Bill in the distance. Ideal first time buy, holiday home or buy to let. Modern tasteful Decor throughout including quality flooring and fitted carpets.



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Accommodation briefly affording living room with vaulted ceilings with aforementioned views, modern fitted kitchen and shower room. A large main bedroom with storage cupboards into the roof eaves plus additional storage in attic space.

A new gas combination boiler has been installed which provides gas central heating and hot water to the property. The property has **987 years remaining on the lease and owns a 7th share of the freehold**. Conveniently situated in the heart of Dawlish close to all transport links, the beach and local am.

Enter the building at ground floor level into **communal hallway** with post box for number seven. Stairs to third floor. Large skylight window are for ornaments and pictures. Door into number seven

Entrance hallway with audio entry telephone doors leading too:

Living room with window with stunning views over Dawlish, out to sea and surrounding coastline. Central heating radiators and door to useful storage area. Open plan into

Kitchen with modern range of base units and matching wall unit. Grey work tops with tiled splashback surrounds and inset single and four ring gas hob with extractor over. Integral electric oven plus breakfast bar. Further fitted units with space for fridge and washing machine.

Bedroom one a delightful main double bedroom which enjoys a southerly aspect. Radiator ad Upvc double-glazed window. Doors to two useful storage areas.

Shower room with modern suite. Walk in shower cubicle, WC and handbasin. Opening into attic space for storage and housing the gas boiler. Velux window to roof with area for plants and pots/

Service Charge: £50 per month

EPC Rating: C

Council Tax: Band A

Lease Length: 997 years approximately





For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.

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Living in Dawlish

The property is a 10-minute walk from the centre of town and only 5 minutes from the beach. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés. The lawn, in the centre of town, is a focal point for community activities and events, including the established annual Dawlish carnival in August each year. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses, one in Teignmouth and the other in Dawlish Warren.



Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision is provided at Exeter College, which is near Exeter University, one of the Russell Group Universities. Both education campuses are conveniently situated near Exeter St Davids mainline station, which is a few stops along from Dawlish station. The mainline train station, also ten minutes' walk away, connects Dawlish to London Paddington, Birmingham and Edinburgh and provides easy access to Teignmouth, Plymouth, the Cathedral City of Exeter, and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community feel.

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