

Brunswick Place, Dawlish, EX7 9PB



This top floor flat has the great benefit of a roof garden offering a great place to relax and enjoy the sun. It is conveniently situated in the heart of the town centre with a range of facilities close by including shops, cafes, public transport and the beach. The accommodation is fitted with PVCu double glazing and gas central heating and comprises; Entrance Hall, Lounge, Kitchen, Double Bedroom and Bathroom.

Tenure: Leasehold. Council Tax Band: A. EPC:C

£115,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

Lawn House is situated in a level location in Dawlish town centre, opposite the lawns just a short walk from the beach. The town is known for its black swans that live on the brook which runs through the town, with adjacent lawns. The main facilities are easily accessible and include a wide variety of shops, churches, schools and a health centre. Dawlish has a mainline railway station connecting to London Paddington. Regular bus services connect to Exeter, Teignmouth and Torquay.

Accommodation

Front door with security phone system, to the communal hall. Stairs to second floor. Front door to;

Entrance Hall

Radiator, security entry phone, coat hooks, doors to;

Living Room

5.64m x 3.28m (18'6" x 10'9")

PVCu double glazed patio doors to the roof terrace. Television aerial point, radiator, PVCu double glazed windows with aspect to the side of the property. Open plan to;

Kitchen

2.13m x 2.06m (6'12" x 6'9")

Fitted with light wood cupboard and drawer base units with matching wall mounted unit. Granite effect roll edge work surface to three walls with tiled splash backs and inset single drainer stainless steel sink unit with mixer taps and drainer. Integrated four ring electric hob and oven under. Built in larder fridge and freezer. Wall mounted gas combination boiler and PVCu double glazed window to roof terrace.

Bedroom

3.33m x 3.05m (10'11" x 10'0")

Radiator and two PVCu double glazed windows with aspect to the rear and side of property.

Bathroom

Fitted with a white suite comprising panelled bath with mixer tap and tiled surround. Pedestal wash hand basin and low level W.C. Heated towel rail, extractor fan. Built in airing cupboard with shelving.

Outside

From the sitting room double doors open onto a walled roof terrace with a southerly aspect.

Tenure

The property is one of four apartments within Lawn House and is held on a 999 year lease with a share of the freehold. There is a monthly maintenance charge of approximately £80. This includes building insurance and cleaning of communal areas.



19 Queens Street, Dawlish, Devon, EX7 9HB
Telephone: 01 626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk

