

# Devondale Court, Dawlish Warren, EX7 0PN



A ground floor flat situated in the popular area of Dawlish Warren close to beaches, train station and amenities. This flat briefly comprises open plan lounge/kitchen, balcony, fitted kitchen, two bedrooms and a fully tiled shower room. The property also benefits double glazing, allocated parking space, communal grounds and is being sold fully furnished and equipped for 4 people.  
LEASEHOLD, EPC - D, COUNCIL TAX - A.

£150,000

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### FRONT DOOR

uPVC obscure double glazed front door opening to:

### LIVING ROOM

**3.73m x 3.23m (12'3" x 10'7")**

uPVC double glazed French doors leading out to the balcony, TV point, electric wall heater and breakfast bar.

### KITCHEN

**3.23m x 2.06m (10'7" x 6'9")**

Kitchen area comprises a selection of eye level and base and drawers units with roll top worksurfaces over. Intergrated electric hob with extractor over, space for fridge, spotlights and hanging pendant lighting. Multi glazed door to:

### INNER HALL/LOBBY

Storage cupboard with meter and consumer unit, storage recess, wall mounted electric heater and door to:

### BEDROOM 1

**3.23m x 3.23m (10'7" x 10'7") MAX**

uPVC double glazed window to the side aspect, storage recess and coved ceiling.

### BEDROOM 2

**2.59m x 1.96m (8'6" x 6'5")**

uPVC double glazed window to the side aspect, storage recess and coved ceiling.

### SHOWER ROOM

A fully tiled room with corner enclosure with electric shower and glass sliding doors, close coupled WC and wash hand basin with mixer tap and vanity cupboard under. Shaver light point and high level uPVC obscure double glazed window to the side.

### OUTSIDE

The property comes with an allocated parking space, visitors parking and communal grounds.



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