

Regent Street, **Dawlish**, EX7 9LE

Offered with no onward chain is this second floor flat conveniently situated close to the centre. The accommodation is fitted with uPVC double glazing and gas central heating and comprises; Living Room, Kitchen, Double Bedroom, Shower Room. It is held on a 999 year lease with a share of the freehold. Tenure: Leasehold. Council Tax Band: A. EPC: E

£90,000

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### Location

The property is situated in a quiet street just off the town centre with a range of independent shops, cafes and pubs on the doorstep. The property is also well placed for regular bus and rail services.

### Accommodation

The property is fitted with UPVC double glazed windows and gas fire central heating with radiators to all rooms and it has the benefit of a security entry phone system.

Entry to the flat is via the communal hallway with stairs leading to the second floor.

A front door leads to the reception hall with entry phone and doors off. The living room is a bright room with a large window enjoying a southerly aspect and there's a useful built-in storage cupboard. A door leads through to the kitchen which is fitted with white cupboard and drawer base and wall units with contrasting worksurface. There is space for appliances and a large window to the rear aspect.

The double bedroom also enjoys a great deal of light and the sunny southerly aspect and a door leads to the shower room which is fitted with a white suite.

### Tenure

The property is held on a 999 year lease with a share of the freehold. The owners currently pay a maintenance charge of £75pcm

### Measurements

#### Living Room

3.89m x 3.21m (12'9" x 10'6")

#### Kitchen

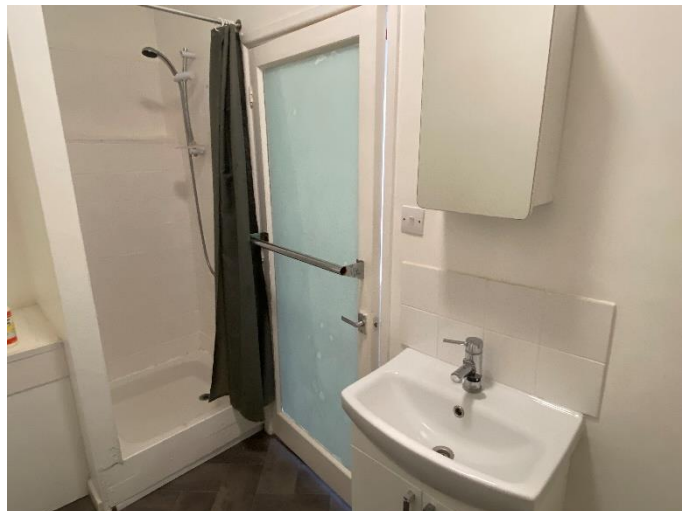
3.00m x 2.72m (9'10" x 8'11")

#### Bedroom

4.72m x 3.18m (15'6" x 10'5")

#### Shower Room

3.16m x 1.37m (10'4" x 4'6")



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