

# Barton Crescent, **Dawlish**, EX7 9SX



Beautifully presented ground floor flat in a much favoured location with easy access to the town centre and a range of amenities. Reception Hall, Living Room, Kitchen, Double Bedroom, Shower Room. Communal Garden.

Tenure: Leasehold (Share of freehold) Council Tax Band: A. EPC: D

£120,000

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## Location

Situated in a well regarded area the property is just a stone's throw away from the Manor Gardens with a babbling brook, local doctor's surgery and the town centre, and a short walk to the mainline railway station and beach. There is a local bus service which runs past the property.

## Accommodation

The property offers well presented accommodation with uPVC double glazed windows and gas central heating with radiators to all principal rooms.

Entry to the property is via the communal hall with a front door to the reception hall with half height panelling and doors to all rooms. The living room is a bright spacious room with a high ceiling, large bay window and decorative fireplace. The kitchen is fitted with cupboard and drawer base and wall units with built in electric oven and gas hob. There is plumbing for a washing machine and space for a fridge freezer.

The double bedroom is at the rear of the property and is a comfortable, spacious room. There is a built in cupboard housing the gas boiler. The shower room is fitted with a modern white suite including shower enclosure with rain head shower and heated towel rail.

## Outside

To the front of the property is a paved area of communal garden.

## Tenure

The property is held on a 999 year lease with a share of the freehold. We are advised the maintenance charge for 2025 is £336.15 per quarter.

## Measurements

### Living Room

17'0" x 14'3" (5.18m x 4.34m)

### Kitchen

8'2" x 5'9" (2.49m x 1.75m)

### Bedroom

11'10" x 10'10" (3.61m x 3.30m) maximum



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