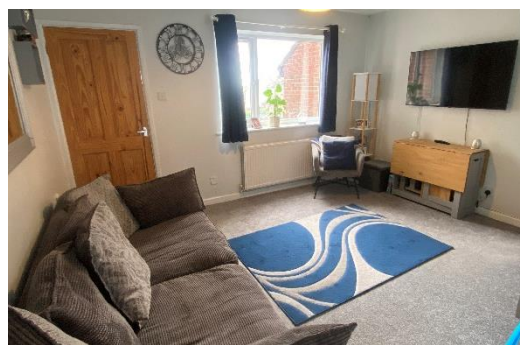


# The Paddock, **Dawlish**, EX7 0EJ



Situated at the top of a quiet cul de sac this terraced house offers an excellent opportunity for a local buyer looking for a modern, comfortable home.

Entrance Lobby, Living Room, Kitchen/Diner, 2 Bedrooms, Bathroom. Garden. Parking

Tenure: Leasehold. Council Tax Band: B. EPC – E

Agents note: 20% share of the property is held by St Marychurch Housing Association creating the opportunity to purchase a property with an asking price based on 100% ownership of £230,000.

£184,000 80% share

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### Location

The property benefits from an excellent location at the top of the cul-de-sac, backing on to a paddock and enjoying an elevated outlook, in particular from the main bedroom which looks towards the sea in the distance. It is well located for schools, a local shop and the town centre which is less than a mile away.

### Accommodation

The property has been updated in recent years including the installation of a new LPG gas central heating system with radiators in all principal rooms and it is now a comfortable, well presented home with a modern kitchen and bathroom and uPVC double glazing.

Entry to the property is via the entrance porch which in turn leads to the living room which offers a pleasant outlook to the front. The kitchen/diner is fitted with a comprehensive range of modern units and is complete with built in electric oven and hob. There is a pleasant outlook to the rear and a stable door to the garden. On the first floor are the two bedrooms, a double and a single, with both enjoying a lovely outlook. There is also a modern shower room.

### Outside

To the front of the property is an open plan area of grass and gravel requiring minimal maintenance. The rear garden is a particular feature as it enjoys a good degree of privacy and is a great place to enjoy the afternoon and evening sun. There are two seating areas, one laid to artificial grass and the other, at a higher level, with chippings. There is a garden shed and a gate provides rear access.

### Parking

To the front of the property is an allocated parking space

### Agents Note

AGENTS NOTE 20% share of the property is held by St Marychurch Housing Association. We understand there is the possibility to purchase this 20% share after living in the property for 12 months. The property is held on a 999 year lease and is subject to a service charge, currently of £33 per month which includes the up keep of a neighbouring paddock which is solely for the residents of the close.

\*\*\*It is a requirement that the buyer has a local connection.\*\*\*

### Measurements

#### Living Room

13'1" x 12'3" (3.99m x 3.73m)

#### Kitchen/Dining Room

13'1" x 8'2" (3.99m x 2.49m)

#### First Floor

#### Bedroom 1

13'1" x 8'10" (3.99m x 2.69m)

#### Bedroom 2

8'6" x 6'9" (2.59m x 2.06m) plus door recess

#### Shower Room



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