



## 15 Brooklands, Lawn Terrace, Dawlish, EX7 9PY

£195,000 Leasehold

Second (Top) Floor Retirement Apartment (Aged 60+) • Own Outside Entrance Area on Second Floor & Lift To All Floors • Sought After Position in Dawlish Town Centre • Allocated Parking Space & Visitor Parking • Lounge With Views Over Dawlish Lawn & Brook and Sea Views • Two Bedrooms (One With Views Over Dawlish Lawn & Brook) • Shower Room/Utility Room • Warden Assisted & Pull Cords in Rooms • A Moments Level Stroll From Shops, Cafe's & Beaches • No Chain

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This superb town centre warden assisted apartment, situated on the second (top) floor with lift, has the attraction of beautiful open views over Dawlish Lawn and the brook. It is set within a private development with the residents having the reassurance of alarm pull cords in all rooms. There is an on site warden available Monday - Friday during office hours as well as the pull cord system. At least one owner must be over 60. There is a residents' lounge as well as well tended communal gardens. Benefitting from a level position this apartment offers easy access to town centre amenities and the seafront. The town is known for its black swans living on the brook which runs through the town, with adjacent lawns and facilities including a whole variety of shops, churches, schools and health centres. Dawlish has a mainline railway station connecting to London Paddington and regular bus services connecting to Exeter, Teignmouth and beyond. There is a front communal entrance and from here the apartment is two floors up, marked floor 3 as there is a lower floor too. Access is by stairs or lift. The independent second floor front entrance area provides an outside area to sit.

Stepping in to the apartment from here there is an 'L' shaped entrance hallway with a window to the front filling the area with light and a large storage cupboard with light. There are doors off to the principal rooms and access to the loft space. Stepping in to the apartment from here there is an 'L' shaped entrance hallway with a window to the front filling the area with light and a large storage cupboard with light. There are doors off to the principal rooms and access to the loft space. The lounge/diner affords lovely far reaching views over Dawlish town, The Lawn & Brook and out to sea and has an opening to the kitchen which is fitted with cream gloss base and wall units. There is an integrated microwave, electric oven and grill and electric hob with space for further appliances. One of the bedrooms gives the same lovely outlook with views over Dawlish Lawns, the Brook and across to sea. A further bedroom with rear aspect is fitted with a Velux window and has built in storage. The shower room comprises shower cubicle with Mira shower and a large opening door, low level dual flush WC and wash hand basin set in counter with storage below. There is an extractor and heated towel rail and plumbing and space for a washing machine. There are modern electric radiators in all the rooms.

There are two communal gardens with the principal garden being enclosed by walling with a courtesy gate for the residents leading onto the lawns.

To the rear there is a garden with drying area and a path leads to the residents' lounge and bin store.



Tenure: Leasehold - 155 years remaining

Service Charge: £3,705 per year

Ground Rent: £100 per year

Council Tax Band B: 1,859.83 per year

Mains Services: Electric and Water



**MEASUREMENTS:**

Lounge 14' 2" x 10' 8" (4.31m x 3.24m),

Kitchen 10' 2" x 5' 7" (3.11m x 1.7m),

Bedroom 10' 1" x 9' 9" (3.08m x 2.96m),

Bedroom 13' 11" x 7' (4.25m x 2.14m),

Shower Room 7' 5" x 6' 3" (2.25m x 1.9m)

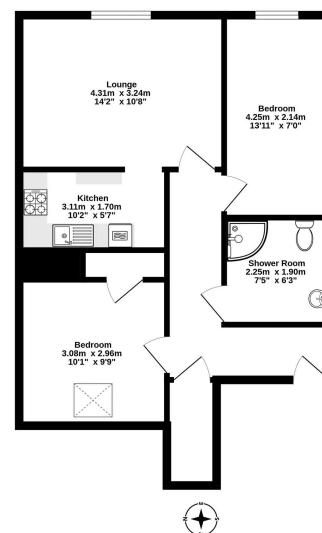


Dawlish is a popular coastal town with a beach, a range of shops, schools and a mainline railway station.

The town of Teignmouth with its wide variety of amenities including a good selection of shops, bars and restaurants as well as sandy beaches and the Teign Estuary is easily accessible by car, train or bus only a short distance away.



2nd Floor  
54.6 sq.m. (588 sq.ft.) approx.



TOTAL FLOOR AREA: 54.6 sq.m. (588 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, the measurements shown are approximate and should not be used for any legal or financial purposes. The actual dimensions of the property may vary slightly from those shown on the floor plan. The actual dimensions of the property may vary slightly from those shown on the floor plan. The actual dimensions of the property may vary slightly from those shown on the floor plan.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		

