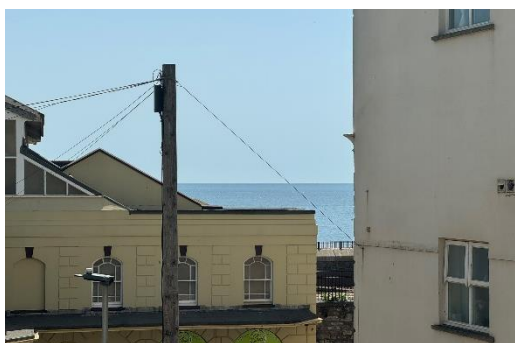


Richmond House, Richmond Place, Dawlish, EX7 9FB



A great opportunity to purchase this modern purpose built 1 DOUBLE BEDROOM, TOP FLOOR flat situated in the centre of Dawlish with the advantage of OFF ROAD PARKING, gas central heating, double glazing and NO ONWARD CHAIN.

LEASEHOLD, COUNCIL TAX BAND - A, EPC - C.

£127,500

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

LOCATION

Richmond House is a purpose built detached development of only 8 flats situated within minutes' walk of the BEACH and Dawlish train station. Flat 7 is a top floor flat and has a wood effect laminate floor throughout and Spanish style tiled skirting boards. The property is in excellent order throughout and viewings are strongly recommended.

COMMUNAL FRONT DOOR TO

Communal hallway with stairs leading to the top floor. The top floor is light, airy and has a vaulted ceiling with two velux windows, double glazed window to the side and access to only two apartments. Private front door to.

ENTRANCE HALL

Intercom, thermostat, fuse box, laminate wood effect flooring, airing cupboard with shelving and door to the open-plan kitchen/living area.

OPEN PLAN KITCHEN/LIVING ROOM

Double glazed windows to the front with sea glimpses and side of the property allowing lots of natural light. The kitchen comprises of wall and base units, stainless steel sink/drain, oven, gas hob with extractor over, integrated fridge, washing machine, gas central heating boiler and part tiled splash backs and storage cupboard. The living area comprises two wall mounted radiators and TV point.

BEDROOM

Double glazed window to the front of the property, laminate wood effect flooring and a wall mounted radiator.

BATHROOM

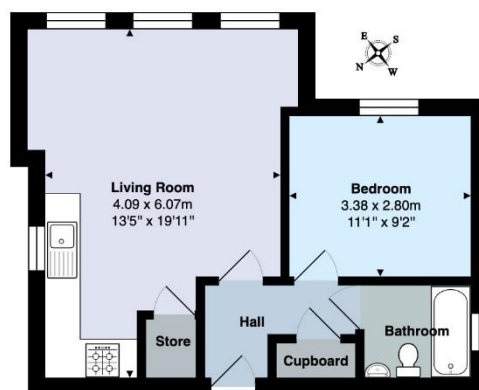
Obscure double glazed window to the side of the property, bath with mixer taps and shower attachment over, WC, wash hand basin, extractor fan, part tiled and a wall mounted radiator.

OUTSIDE

The property has the benefit of allocated parking on a private block paved parking area to the front of the property. To the front of the property is also a communal bin store.

AGENTS NOTE

In accordance with Section 21 of the Estate Agents Act 1979, we hereby declare that the seller of this property is a connected person of Fraser & Wheeler, being a relative of one of the directors/proprietors of the firm.



19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.