

# East Cliff Road, **Dawlish**, EX7 0BP



Two bedroom mid terrace property with double glazing, gas central heating, enclosed rear garden and allocated parking space. Benefitting from a tucked away position in a sought after residential area handy for the town and public transport. No Onward Chain.

Tenure: Leasehold. Council Tax Band: A. EPC - C.

£150,000

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### Location

Occupying a tucked-away position in a well regarded area, this property enjoys a peaceful setting whilst being conveniently located just a quarter of a mile from the town centre and beach.

The town offers an excellent range of predominantly independent shops, cafés, restaurants and public houses, centred around the attractive lawn and brook, which is renowned for its resident black swans. The property is also within easy reach of the mainline railway station, with a regular bus service available nearby, providing excellent transport links.

### Accommodation

The property offers freshly painted and well-presented accommodation, benefiting from gas central heating and uPVC double glazing.

The spacious, double-aspect living/dining room provides a welcoming entrance to the property, with stairs rising to the first floor and a door leading through to the kitchen/breakfast room. This is also a double-aspect room and enjoys a pleasant outlook to the front, with glimpses of the sea visible in the distance through the trees. Double doors open directly onto the rear courtyard garden.

The kitchen is fitted with a range of base and wall-mounted units, incorporating a built-in electric oven and hob, together with space for further appliances.

On the first floor, the landing benefits from a useful storage cupboard and leads to two double bedrooms. Both bedrooms feature built-in wardrobes and enjoy the same pleasant outlook to the front, with views towards the sea in the distance through the nearby trees.

The bathroom is fitted with a white suite, including a large shower enclosure, and is complemented by tiled walls.

### Outside

To the rear of the property is an enclosed and secluded paved courtyard with useful storage shed.

### Parking

The property has an allocated parking space and there are also visitor spaces. We are advised the car park is due to be resurfaced.

### Tenure

The property is held on a 999 years from 29 September 1983 and has a share of the freehold. The current half yearly service charge is £1,553.36. We understand this figure has been temporarily increased to help cover the cost of resurfacing the parking area.



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