



1 Devondale Court, Dawlish Warren

Offers in Region of £140,000

DART &
PARTNERS

Established 1971



1 Devondale Court

Dawlish Warren

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

- PURPOSE BUILT GROUND FLOOR APARTMENT
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- ENJOYING A PLEASANT OPEN OUTLOOK OVER THE WELL MAINTAINED COMMUNAL GARDENS
- SITUATED APPROXIMATELY HALF A MILE FROM THE SANDY BEACH AND NATURE RESERVE AT DAWLISH WARREN
- IN FANTASTIC DECORATIVE ORDER, RECENTLY RENOVATED TO A HIGH STANDARD
- OPEN PLAN LIVING ROOM/KITCHEN DINER, BALCONY
- INNER HALLWAY, TWO BEDROOMS, SHOWER ROOM
- UPVC DOUBLE GLAZING, INFRA-RED ELECTRIC HEATING
- ALLOCATED PARKING SPACE, WELL MAINTAINED COMMUNAL GARDENS
- A FANTASTIC FIRST TIME BUY, INVESTMENT OR HOLIDAY HOME



Offered to the market with NO ONWARD CHAIN is this two bedroom purpose built ground floor apartment enjoying a pleasant open outlook over the well maintained communal gardens. Situated approximately half a mile from the sandy beach and nature reserve at Dawlish Warren. The property's accommodation is in fantastic decorative order as it has been recently renovated to a high standard. The accommodation briefly comprises; open plan living room/kitchen diner, balcony, inner hallway, two bedrooms, shower room, uPVC double glazing, infra-red electric heating, allocated parking space. A fantastic first time buy, investment or holiday home. An early viewing comes highly recommended.

Obscure glazed uPVC front door into...

OPEN PLAN LIVING ROOM/KITCHEN DINER

With large uPVC double glazed windows to front and door opening out onto the BALCONY. Electric fire, ceiling mounted infra-red heater, power points, TV aerial connection point, Wi-Fi and telephone socket, newly fitted carpet.

KITCHEN

With a matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven, induction hob with extractor above, space and plumbing for fridge freezer and washing machine, tiled splash backs, power points.

Door through into the...

INNER HALLWAY

Useful hanging area with timber shelf and clothes hanging rail. Door to airing cupboard with timber slatted shelving. Heated water boiler. Wall mounted consumer unit. Wall mounted electric radiator.

Door through to...





SHOWER ROOM

With high level obscure glazed uPVC window to side, white suite comprising low level WC, pedestal wash hand basin, large shower enclosure with sliding glazed door, wall mounted electric shower, tiled flooring and fully tiled walls, extractor fan, wall mounted electric heater.

Door to...

BEDROOM ONE

With large uPVC double glazed window to front. Power points, ceiling mounted infra-red heater, newly fitted carpets.

BEDROOM TWO

With uPVC double glazed window to side. Power points, ceiling mounted infra-red heater, newly fitted carpets.

OUTSIDE

Well maintained communal gardens.

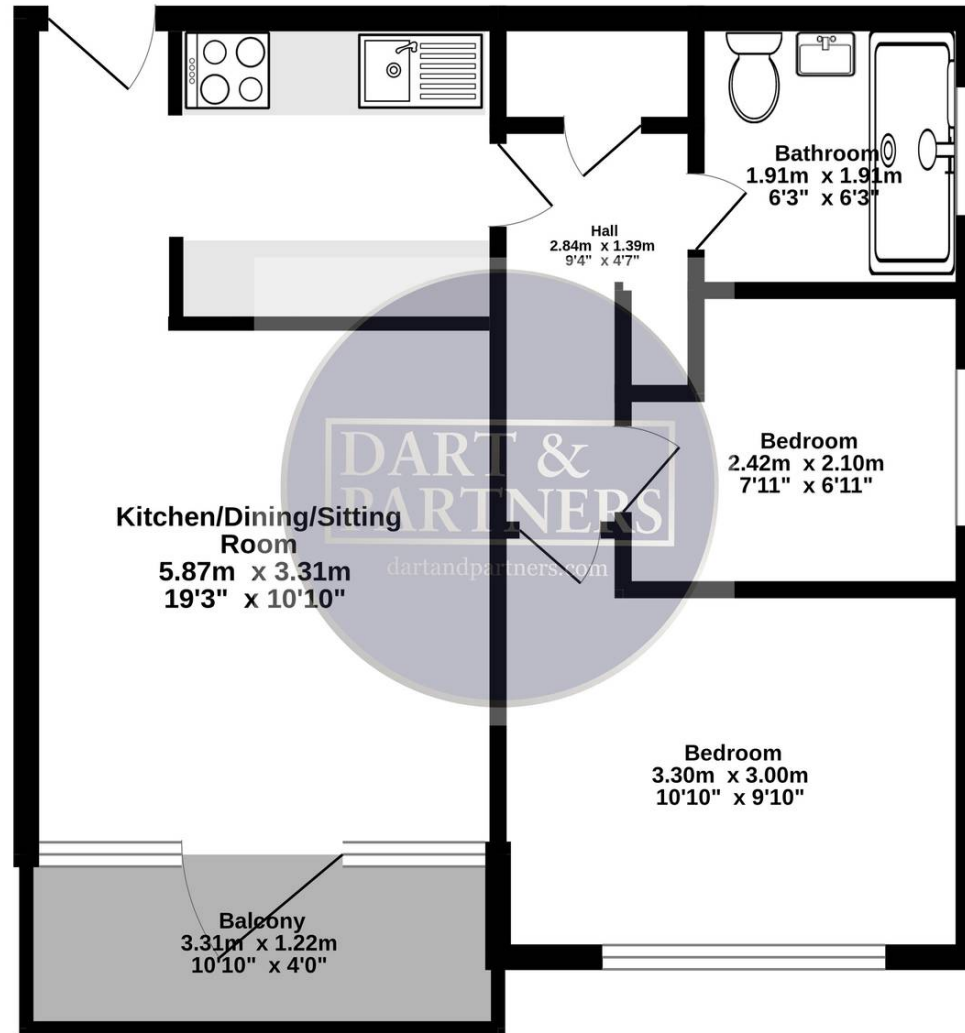
ALLOCATED PARKING SPACE



You can include any text here. The text can be modified upon generating your brochure.



Ground Floor
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 40.8 sq.m. (439 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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