

Brookdale Terrace, Dawlish, EX7 9PF



Sea views across Lyme Bay can be enjoyed from this beautifully presented first floor flat enjoying an excellent location close to shops, cafes and public transport.

Reception Hall, Living/Dining Room, Kitchen, 2 Double Bedrooms, En Suite Shower Room, Bathroom. uPVC double glazing, Gas Central Heating.

Tenure: Leasehold. Council Tax Band: B. EPC: D.

£160,000

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Location

This fabulous location offers easy access to the beach and just a very short level walk away is the railway station and bus services as well as the town centre with a range of independent shops, pubs and eateries, making this a great permanent or holiday home.

Accommodation

Situated on the first floor of a substantial Victorian end of terrace property, the flat retains lovely period features and offers light and spacious accommodation with high ceilings and large uPVC double glazed windows. It is presented to a high standard and is fitted with gas central heating with radiators to all principal rooms.

Communal stairs lead to the first floor where access is gained to the reception hall with rooms off. The living/dining room is a striking room with attractive cornice ceiling and feature fireplace and a large bay window offering a fine view over the brook towards the sea and beyond. The kitchen is well designed to fit a range of base and wall units and appliances with window enjoying its own sea view.

The two double bedrooms are an irregular shape adding interest with the main bedroom having the benefit of an en-suite shower room. A family bathroom completes the accommodation.

Tenure

The flat is held on a 999 Year lease with a share of the freehold split with the owners of the other three flats. The current maintenance charge is in the region of £188 pcm. It is anticipated this could reduce to £150pcm for 2027. A new fire alarm system will be installed in the near future, the cost of which will be covered by the current owners.

Measurements

Totalling 613 sq. feet (57 sq. meters)

Living Room

18'6" x 14'0" (5.64m x 4.27m) maximum

Kitchen

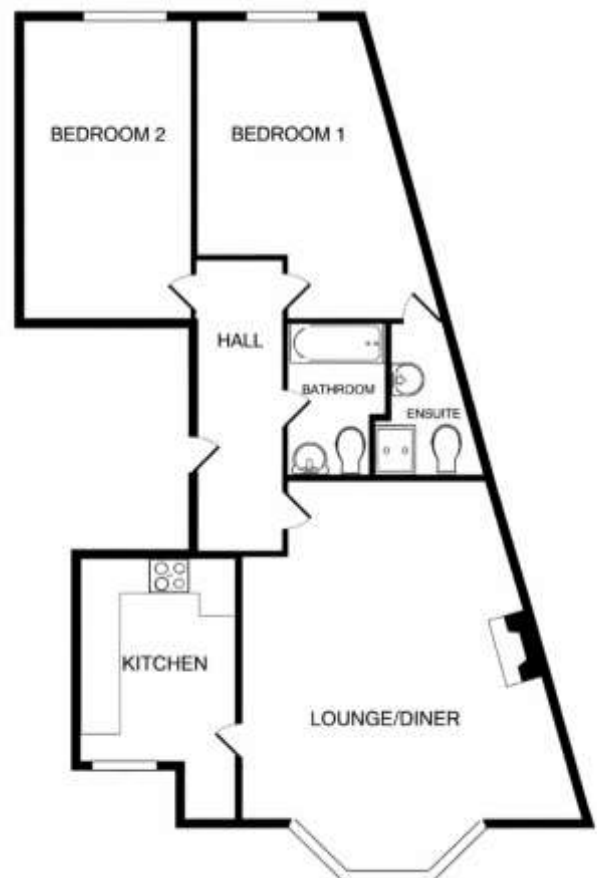
8'0" x 6'8" (2.44m x 2.03m)

Bedroom 1

15'1" x 10'8" reducing to 8'4" (4.60m x 3.25m reducing to 2.54)

Bedroom 2

15'0" x 5'4" (4.57m x 1.63m)



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