



Flat 5, 139 Exeter Road, Dawlish
£195,000





Flat 5

139 Exeter Road, Dawlish

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- WELL PRESENTED TOP FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING/DINER
- THREE BEDROOMS
- BATHROOM
- SEA AND COUNTRYSIDE VIEWS
- COMMUNAL GARDEN
- PARKING



Offered in good decorative order throughout is this spacious top floor apartment situated on a level location on the main Exeter Road with bus stop and a parade of shops close by. There is also a coastal cycle path giving links to Exeter. The accommodation comprises; open plan kitchen/living/diner, three bedrooms, bathroom, large storage room, communal garden with patio, sea and countryside views. Gas central heating is installed.

COMMUNAL ENTRANCE HALL

Stairs leading to first floor. Timber front door opens to...

RECEPTION HALL

With stairs rising. Louvred cupboard housing gas boiler supplying domestic hot water and gas central heating. Velux window to rear. Storage cupboard with shelving.

KITCHEN/LIVING/DINER

Velux window to rear and side aspect both enjoying far reaching countryside views, double glazed window to front, two radiators, power points, telephone socket.

KITCHEN: Matching range of base units with roll top work surface over, tiled splash backs, inset one and a half bowl stainless steel sink drainer, space and plumbing for gas cooker, space and plumbing for washing machine and fridge, power points.

BEDROOM ONE

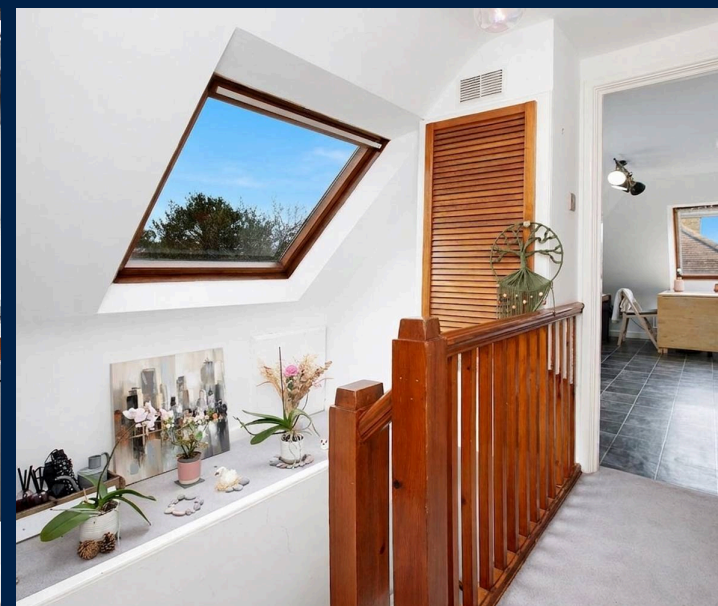
Dual aspect room with Velux window to front and side aspect enjoying lovely sea and coastal views, built in wardrobe, radiator, power points.

BEDROOM TWO

Velux window to front, built in wardrobe and shelving, radiator, power points.

BEDROOM THREE

Velux window to front, built in wardrobe and storage with various shelving, radiator, power points.





BATHROOM

Velux window to rear, white suite comprising close coupled WC, sunken panelled bath with mains fed shower over, tiled splash backs, inset wash hand basin into vanity unit with two storage cupboards, chrome ladder heated towel rail.

GROUND FLOOR

Storage room

OUTSIDE

To the front of the property there is a PARKING AREA whilst to the rear there is an extensive COMMUNAL GARDEN mainly laid to lawn which is shared between the five apartments. This is established with a paved patio area and mature plants and shrubs bordering, benefitting from the afternoon and evening sun. There is a lockable bike store at the back of the property and plenty of room for a shed.



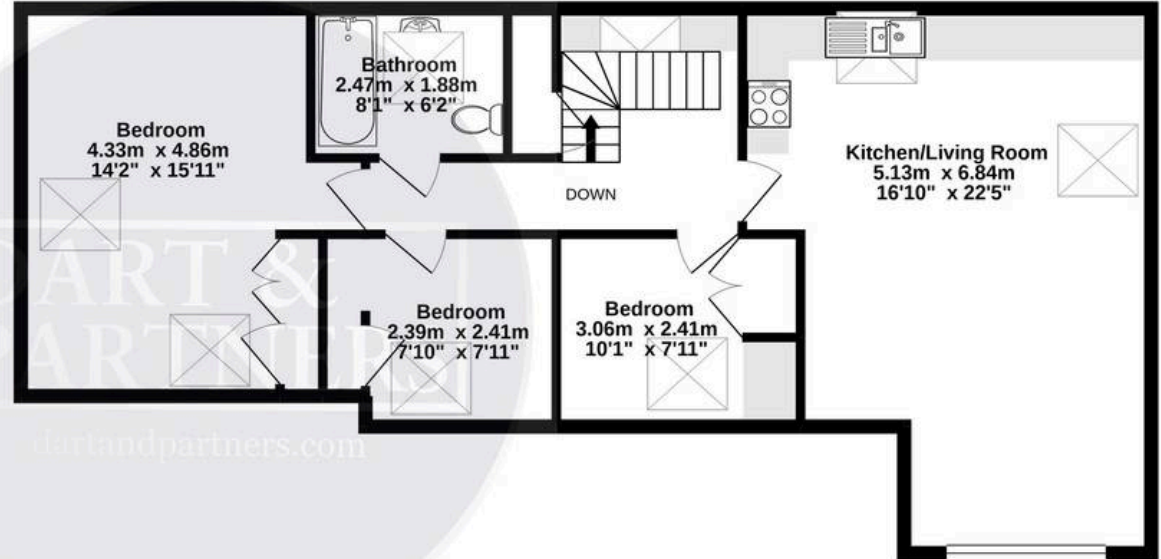
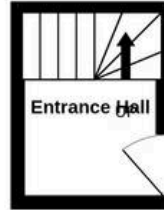


Ground Floor Storage
1.7 sq.m. (18 sq.ft.) approx.

1st Floor
4.4 sq.m. (48 sq.ft.) approx.

2nd Floor
77.7 sq.m. (837 sq.ft.) approx.

Storage
2.01m x 0.84m
6'7" x 2'9"



TOTAL FLOOR AREA : 83.8 sq.m. (902 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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