

Marine Parade, **Dawlish**, EX7 9DJ



Superb, uninterrupted sea views can be enjoyed from this well presented second floor flat which is conveniently located just yards from the beach, town centre and railway station.

Living Room, Kitchen, 2 Double Bedrooms, Shower Room.

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

£195,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

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

The property offers well presented accommodation which has been improved in recent years by the current owner and offers uPVC double glazing and gas central heating with radiators to all principal rooms.

Access to the property is via steps to the front door of the building with communal stairs to the second floor. The front door of the flat opens to the reception hall which in turn leads to the bright and spacious living room with a high ceiling and feature fireplace with a built in shelving and storage unit in the adjacent alcove. A bay window to the front, with window seat, affords the stunning, uninterrupted views. A door leads to a double bedroom which also enjoys the fantastic view. The kitchen is fitted with a comprehensive range of units with complimentary worksurface and tiled splashbacks. There is a built in electric oven and hob and space for other appliances. The larger of the two double bedrooms has a feature marble fireplace and has an outlook to the rear of the property. There is also a fully tiled shower room.

Tenure

The flat is held on a 999 year lease and has the benefit of 1/5 share of the freehold. We understand the current maintenance charge is £180 per month and we are advised that general repairs were carried out to the exterior of the building in 2024. Pets and long term lets are permitted however, holiday lets are not allowed.

Parking

To the front of the property is parking for the residents on a 'first come, first served' basis.

Measurements

Living Room

14'0" x 13'7" (4.27m x 4.14m)

Kitchen

9'7" x 6'9" (2.92m x 2.06m)

Bedroom 1

14'7" x 10'6" (4.45m x 3.20m)

Bedroom 2

14'6" x 10'0" (4.42m x 3.05m)

Shower Room

5'4" x 5'1" (1.63m x 1.55m)



Total floor area 59.1 sq.m. (637 sq.ft.) approx.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

19 Queens 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.