



# Flat 4, 22 West Cliff, Dawlish

Guide Price £90,000





## Flat 4

22 West Cliff, Dawlish

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FIRST FLOOR APARTMENT
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- CONVENIENTLY SITUATED CLOSE TO THE TOWN CENTRE, RAILWAY LINE AND BEACHES
- ENTRANCE HALL
- FITTED KITCHEN
- LIVING ROOM DINER
- BEDROOM
- WC, SEPARATE SHOWER ROOM
- AN IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY



Offered to the market with NO ONWARD CHAIN is this one bedroom first floor apartment conveniently situated close to the town centre, railway line and beaches. With accommodation briefly comprising; entrance hall, living room diner, bedroom, WC, separate shower room, fitted kitchen. An ideal first time buy or investment opportunity.

Timber front door opens into...

#### ENTRANCE HALL

Double doors to cupboard. Wall mounted telephone entry system. Eye level wall mounted consumer unit. Timber door opens into...

#### SITTING ROOM DINER

With uPVC double glazed window to side. Feature fireplace, double doors to storage cupboard, two radiators, power points, television aerial connection point and telephone socket.

Door to...

#### SHOWER ROOM

With wall mounted wash hand basin, vanity unit and glazed shower enclosure with mains fed shower, extractor fan.

Sliding door opens into...

#### BEDROOM

With uPVC double glazed window to side, radiator, power points.

Door to...

#### WC

With white suite comprising low level WC, pedestal wash hand basin, vanity mirror, extractor fan.





## KITCHEN

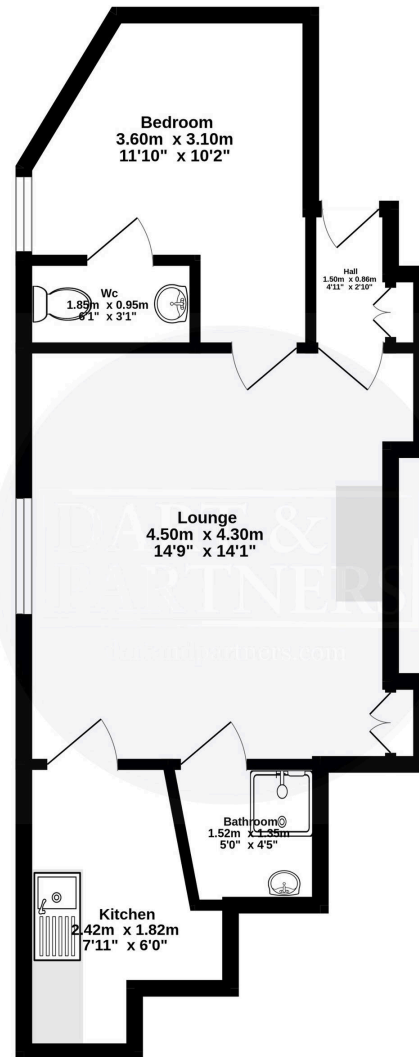
With uPVC double glazed window to side, matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, space and plumbing for gas cooker, space and plumbing for washing machine, space for upright fridge freezer, power points, wall mounted gas boiler supplying domestic hot water and gas central heating, radiator.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC		

Ground Floor  
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA : 38.1 sq.m. (410 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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