

Exeter Road, Dawlish, EX7 0RX



Superb sea views can be enjoyed from this purpose built ground floor flat with the benefit of its own patio area. Offered in superb decorative order, the accommodation comprises; Entrance Hall, Living/Dining Room, Kitchen, 2 Bedrooms, Shower Room, En Suite Shower Room. Private Patio Garden, Secure Underground Parking. Beautifully maintained communal garden.
Tenure: Leasehold. Council Tax Band: D. EPC: E.

£285,000

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Location

Situated approximately one mile from Dawlish town centre, The Rockstone is a highly regarded and much sought after development. Local shops, including a post office, are just a few yards along the road and there is a bus stop virtually outside the building. A footpath to the rear of the building leads down to the sea wall and beach.

Accommodation

The well proportioned accommodation is offered in excellent condition having been decorated and updated in recent years with improvements including the fitting of a new kitchen and electric central heating. The property is approached via the well kept communal hallway and the flat itself is entered into the reception hall which has a useful storage cupboard and doors to all rooms.

The sitting/dining room is a bright spacious room and is where the view can best be enjoyed with patio doors opening onto the patio. The kitchen is well designed and fitted with a range of modern base and wall units with a built in oven and hob. Through the serving hatch the views of the sea can also be appreciated.

The two bedrooms are both comfortable double rooms with windows to the front aspect and the

main bedroom has fitted wardrobes and an en-suite shower room with vanity unit and toilet with concealed cistern. The bathroom is also fitted with a modern white suite including a walk in shower enclosure which replaced the original bath and both suites are finished with tiled walls.

Outside

The property has the benefit of it's own private patio with room for a table and chairs, it provides the perfect place to relax and enjoy this fabulous setting. To the rear of the main building there are level, beautifully maintained communal gardens with several patio areas which also provide an ideal place to sit, relax and take in the glorious sea and coastline views towards Lyme Bay.

Parking

The Rockstone offers plenty of visitor parking and there is a driveway to the secure, underground parking area. Number 3 benefits from its own allocated parking space. There is also a dedicated area for charging mobility scooters.

Tenure

Leasehold with equal share of the freehold held by the residents of the apartments. The current annual maintenance charge is approximately £2,800.





Measurements

Sitting/Dining Room
16'3" x 15'11" (4.95m x 4.85m)

Kitchen
9'10" x 7'9" (3.00m x 2.36m)

Bedroom 1
14'1" x 10'11" (4.29m x 3.33m) max.

Bedroom 2
12'2" x 10'8" (3.71m x 3.25m)

Here, we have compiled some essential details about this property to help give you a window into this property's type, size and key attributes. Use these details when seeking an accurate valuation as they are among the most important factors when establishing a property's value.

						
Flat / Maisonette	2	2	-	1983-1990	807 ft ²	0.6 acres
Outside Space	-		Conservation Area	No		
Council Tax	Band D - £2,643 pa.		Tenure	Leasehold		
Local Authority	Devon		Title Number	DN336090		
Restrictive Covenants	Yes		Flood Risk - Surface Water	Very low		
			Flood Risk - Rivers & Seas	Very low		

Coverage

Here are the key coverage details for this property so you can understand what to expect from your internet speeds and broadband signal, as well as the ease of installing satellite/cable TV at this address.

Mobile Signal:	 EE  Vodafone  O2  Three
Broadband Speed:	 Standard - 14mb/s ADSL  Superfast - 80mb/s FTTC  Ultrafast - 1mb/s FTTP
Cable / Satellite TV Availability:	 BT  Sky  Virgin



Ground Floor
74.4 sq.m. (801 sq.ft.) approx.



TOTAL FLOOR AREA: 74.4 sq.m. (801 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors, omissions, or any other items not shown, and we accept no responsibility for any loss or damage of any kind. This plan is for illustrative purposes only and should be used as a guide only. The actual layout and specifications shown here may not be identical and no guarantee as to their accuracy or efficiency can be given. (Map with Metreage 12/08)



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