



Well-Presented Two-Bedroom Property Offering Bright And Comfortable Accommodation, With An Open-Plan Kitchen And Lounge Leading To A Private Balcony Enjoying Far-Reaching Sea Views. Modern Bathroom, Communal Gardens And Allocated Off-Road Parking.

Warren Road | Dawlish | EX7 0PP





PROPERTY TYPE
Apartment



SIZE
466 sq ft



LOCATION
Town



AGE
1980s to 1990s



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Electric Night Storage
Heaters



PARKING
Allocated Parking



OUTSIDE SPACE
Communal Garden &
Balcony



EPC RATING
36 F



COUNCIL TAX BAND
A



in a nutshell...

- Far Reaching Sea Views
- Private Balcony
- Open Plan Lounge And Kitchen
- Modern Fitted Kitchen
- Contemporary Bathroom
- Principal Bedroom With Sea Views
- Communal Gardens
- Allocated Off-Road Parking
- Double Glazing Throughout





the details...

Approached via stairs, the entrance door opens into a welcoming entrance porch, with attractive laminate flooring continuing through the main living accommodation and creating a bright and cohesive feel.

The well-presented kitchen is fitted with a range of matching wall and base units, work surfaces and splashback tiling, together with an integrated fridge, separate freezer and dishwasher. An extractor fan, inset sink and mixer tap are also provided, with a useful breakfast bar leading naturally into the open-plan lounge.

The lounge is a lovely light and inviting room, with UPVC double glazed sliding doors opening onto the private balcony. Featuring a stainless steel balustrade, the balcony is a particular highlight, enjoying impressive far-reaching sea views across towards Dawlish Warren, Exmouth and beyond.

A door from the kitchen leads into the hallway, providing access to both bedrooms and the bathroom, along with useful built-in storage incorporating the consumer unit, shelving and hot water cylinder.

The principal bedroom is positioned to the front and benefits from a UPVC double glazed replacement window, once again taking advantage of the wonderful sea views. The second bedroom is situated to the side and overlooks the well-maintained communal gardens.

The modern bathroom is fitted with a contemporary white suite comprising WC, pedestal wash hand basin with vanity mirror and shower enclosure with sliding glass doors and electric power shower. Further features include an electric heated towel rail, tiled walls and an obscured UPVC double glazed window.

Externally, the property benefits from well-maintained communal gardens and allocated off-road parking.



Material Information – Subject to Legal Verification

Tenure: Leasehold

Lease: 999 years from 1988 – approximately 961 years remaining.

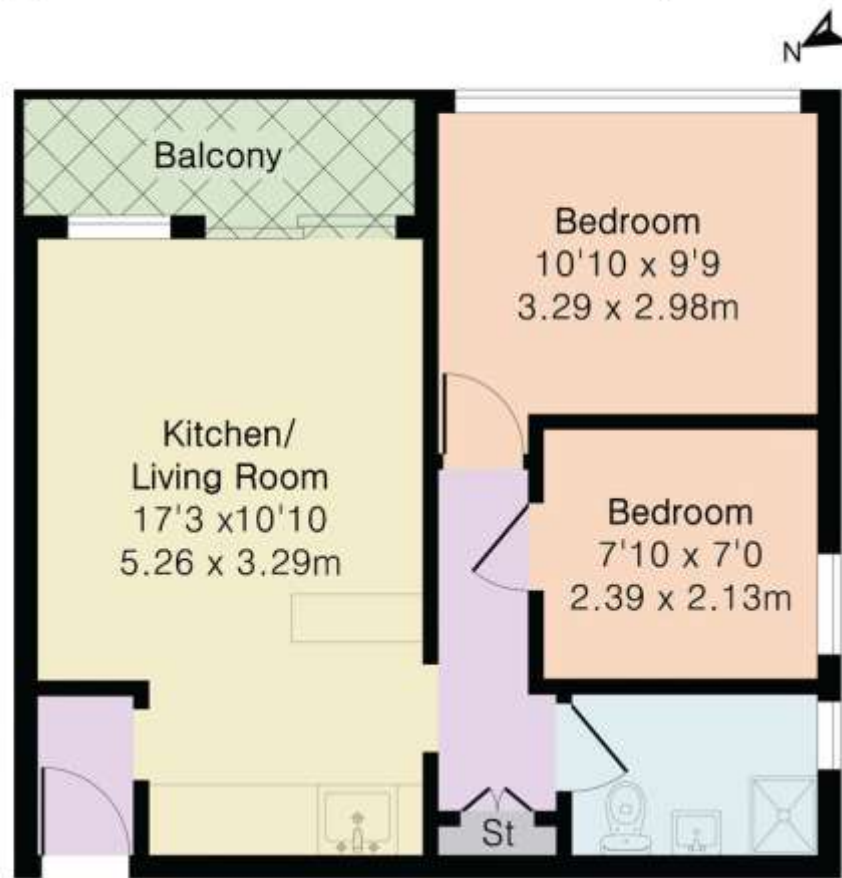
Service Charge: £1,400 per annum, paid up to March 2026. Future charge TBC.

Council Tax: Band A – £1,755.72 for 2026/27.



the floorplan...

Approximate Gross Internal Area 415 sq ft - 39 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





the location...

Dawlish Warren is a popular coastal resort on the South Devon coast, known for its beautiful sandy beach, scenic coastline and tranquil nature reserve. The area offers a relaxed seaside atmosphere with a range of shops, cafés, pubs and restaurants, while nearby Dawlish and Teignmouth provide further amenities. With excellent coastal walks, stunning sea views and easy access to the surrounding Devon countryside, Dawlish Warren is an attractive location for both permanent living and holidays.

Travel

Dawlish Warren Railway Station – **0.2 miles**

Bus stops – **0.1 miles**

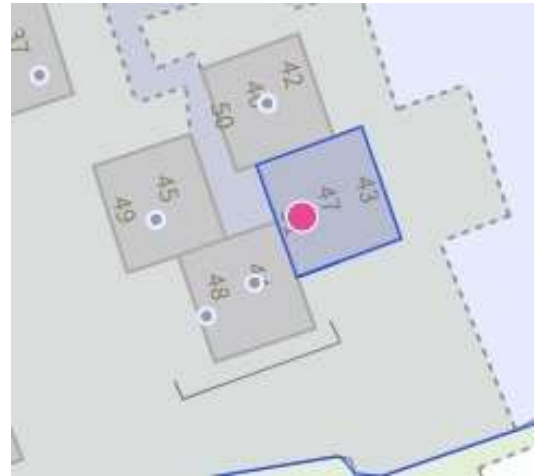
A379 – **0.5 miles**

Schools

Gatehouse Primary Academy – **1.7 miles**

Cockwood Primary School – **1.2 miles**

Dawlish College – **1.6 miles**



Please check Google maps for exact distances and travel times. **Property**
postcode: EX7 0PP

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