

# Devondale Court, Dawlish Warren, EX7 0PN



A well-presented two-bedroom apartment enjoying a pleasant outlook, located in a popular development with communal grounds and parking. Ideal for first-time buyers, investors, or as a holiday home FREEHOLD, COUNCIL TAX BAND – A, EPC - D.

£100,000

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### KITCHEN/DINING/SITTING ROOM

Spacious open-plan room. The sitting area features a large window and glazed door opening to a private balcony, allowing ample natural light and offering views over the development and nearby green spaces. The kitchen section is fitted with white base and wall-mounted cupboards, laminate worktops, stainless steel sink with drainer, freestanding electric cooker and washing machine. A comfortable dining area links the kitchen and living spaces, making it ideal for modern living.

### BEDROOM 1

A good-sized double bedroom. Includes a freestanding wardrobe and space for further storage. Large window and wash hand basin with storage below.

### BEDROOM 2

A versatile single bedroom, currently arranged with bunk beds, making it ideal for children or guests.

### BATHROOM

Fitted with a white three-piece suite comprising a panelled bath with electric shower and curtain over, pedestal wash hand basin, and low-level WC. Part tiled around bath and basin. High-level window for ventilation and natural light.

### BALCONY

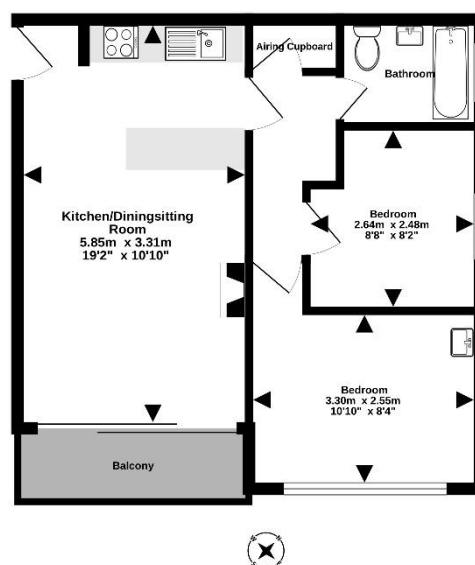
Accessed via the sitting room, the private balcony provides an ideal spot for seating and enjoying open views across the communal gardens and parking area.

### OUTSIDE

The property comes with an Allocated parking space, visitors parking and communal grounds.



1st Floor  
41.2 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA: 41.2 sq.m. (443 sq.ft.) approx.  
These areas are given for general guidance only. They are not intended to be used for the purpose of a valuation or for any other purpose. The actual area may vary slightly from the stated area due to rounding and measurement differences. The actual area may also vary due to the way the area is measured. The actual area may also vary due to the way the area is measured. The actual area may also vary due to the way the area is measured.

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