



Flat 5, 32 West Cliff, Dawlish  
£120,000





## Flat 5

32 West Cliff, Dawlish

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SPACIOUS TOP FLOOR APARTMENT ENJOYING WONDERFUL SEA AND COASTAL VIEWS
- CONVENIENTLY LOCATED CLOSE TO TOWN, AMENITIES AND RAILWAY STATION
- SPACIOUS KITCHEN, LIVING ROOM DINER
- TWO BEDROOMS
- FAMILY BATHROOM
- UPVC DOUBLE GLAZED WINDOWS
- AN EARLY VIEWING COMES HIGHLY RECOMMENDED



A wonderful opportunity to purchase this spacious two bedroom top floor apartment enjoying wonderful sea and coastal views. The property is conveniently located close to town, amenities and railway station. Accommodation briefly comprises; spacious kitchen, living room diner, two bedrooms, family bathroom, uPVC double glazed windows and gas central heating. an early viewing comes highly recommended to appreciate the fantastic accommodation on offer.

Timber front door opens into...

#### ENTRANCE PORCH

With stairs rising to the top floor.

Timber door through to...

#### SPACIOUS KITCHEN

With uPVC double glazed window to front enjoying spectacular sea and coastal views. The kitchen has a matching range of wall and base units with roll top work surface over, inset stainless sink drainer, integrated electric oven, four ring electric hob, integrated fridge, space and plumbing for washing machine, space for freezer, cupboard housing consumer unit, tiled splash backs, radiator.

Door through to...

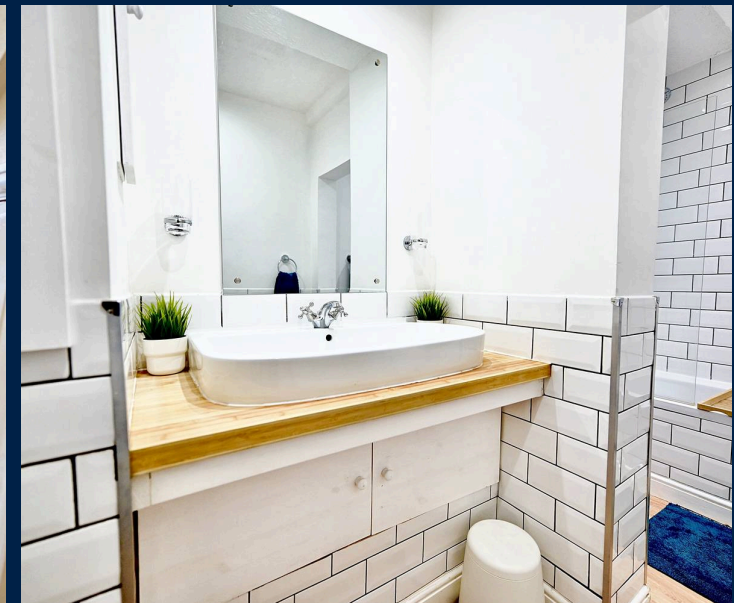
#### LIVING ROOM

Dual aspect with uPVC double glazed window to front and glazed window to rear, two radiators, power points, television aerial connection point, telephone entry system.

Door to...

#### A FANTASTIC RECENTLY INSTALLED BATHROOM

With a modern white suite comprising close coupled WC, inset wash hand basin into vanity unit, panelled bath with mains fed shower and rainwater head, tiled splash backs, extractor fan, radiator, built in storage cupboards.



Door through to...  
BEDROOM TWO

uPVC double glazed window to rear, wall mounted gas boiler supplying domestic hot water and gas central heating. Loft access hatch. Power points.

BEDROOM ONE

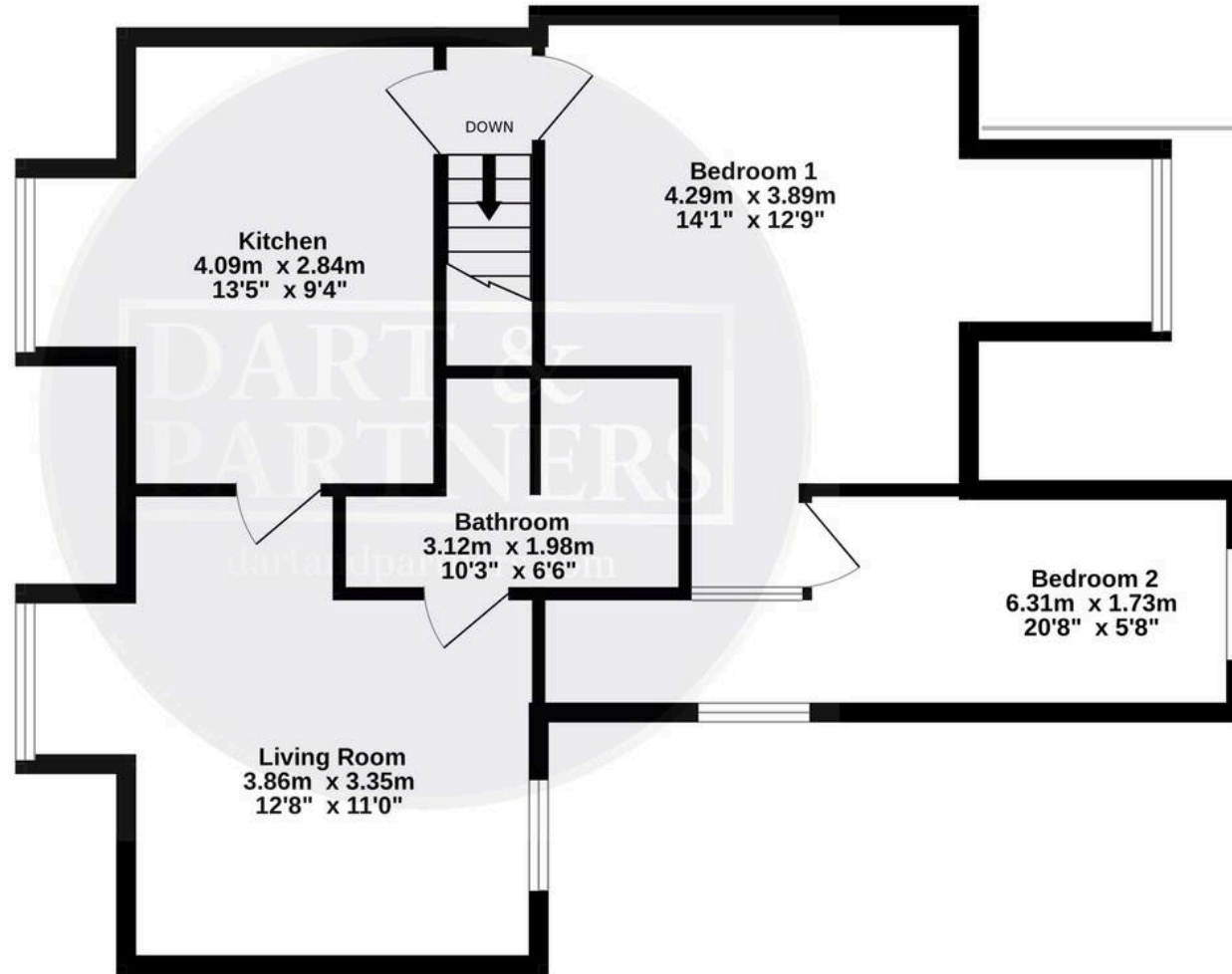
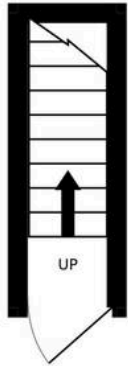
uPVC double glazed window to rear enjoying a pleasant open outlook over the rolling countryside beyond. Two radiators, power points. Built in cupboard/storage area with hanging rail.

VENDOR NOTE:

On road parking usually available 2 mins walk away in West Cliff Road.

Appliances included and can be sold furnished.





**TOTAL FLOOR AREA : 68.3 sq.m. (735 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.

Made with Metropix ©2025

