

Roscoff Road, Dawlish, EX7 0FF



****NO ONWARD CHAIN**** Purpose built ground floor flat offering well presented accommodation including living room, kitchen, 2 double bedrooms, bathroom and en suite shower room.

Situated in a popular residential area with good access to a range of local amenities.

Communal garden and allocated parking space.

Tenure: Leasehold. Council Tax Band: TBC EPC: C

£165,000

01626 862379

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Location

The property is situated in a popular residential area a mile from the town centre, sea front and railway station with Sainsbury's even closer in the opposite direction. Close to hand is a local convenience store as well as primary and secondary schools. Regular bus services run nearby and the property is also well located to enjoy endless miles of country lanes, perfect for long walks or cycle rides.

Accommodation

The property offers spacious accommodation fitted with uPVC double glazing and gas central heating with radiators to all principal rooms. Access to the property is via the communal hallway with the front door to the flat opening to the reception hall with all rooms off. The dual aspect living room enjoys a pleasant outlook and also has space for a dining table. The kitchen is fitted with an electric oven and gas hob with extractor over and has space and plumbing for appliances. There are two comfortable double bedrooms with the main bedroom having an en-suite shower room and there is also a main bathroom fitted with a white suite.

Outside

To the rear of the property is an enclosed communal garden which is shared with the other two flats.

Parking

The property has the benefit of an allocated parking space.

Tenure

The flat is held on a 999 year lease and has a share of the freehold.

Measurements

Living Room

4.77m x 3.49m (15'8" x 11'5")

Kitchen

3.11m x 2.12m (10'2" x 6'11")

Bedroom 1

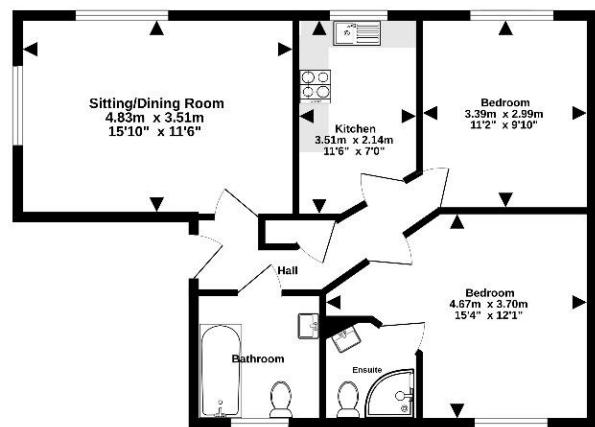
3.67m x 3.62m (12'0" x 11'11")

Bedroom 2

3.15m x 2.98m (10'4" x 9'9")



Ground Floor
59.6 sq.m. (642 sq.ft.) approx.



TOTAL FLOOR AREA: 59.6 sq.m. (642 sq.ft.) approx.
This floor plan is for illustrative purposes only and should not be relied upon as a technical drawing. It is based on our survey of the property at the time of sale. The dimensions shown are approximate and may not be exact. The layout of the property may have changed since the survey was carried out. The property is sold subject to contract and the survey is not a substitute for a full survey by a qualified surveyor. The surveyor's report should be relied upon for any specific measurements required.

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19 Queens Street, Dawlish, Devon, EX7 9HB

Telephone: 01626 862379

Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk

