

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

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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

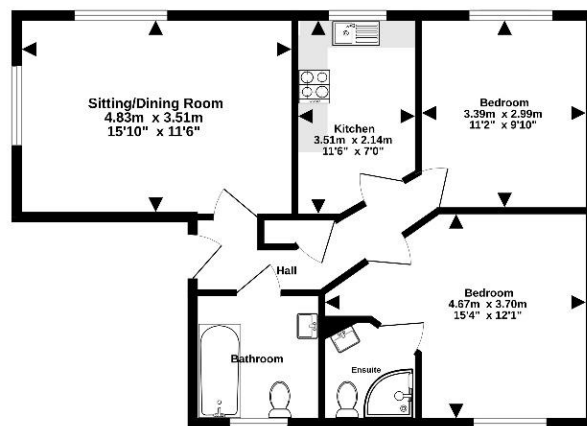
3.67m x 3.62m (12'0" x 11'11")

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.
No guarantee is made by Fraser & Wheeler as to the accuracy of the measurements. Measurements are for general guide purposes only and should not be relied upon for legal or other purposes. The measurements are given as an indication only and are not intended to be a guarantee of the measurements. The measurements are given as an indication only and are not intended to be a guarantee of the measurements. The measurements are given as an indication only and are not intended to be a guarantee of the measurements.



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