



48 Devondale Court, Dawlish Warren

Guide Price £120,000





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Dawlish Warren, Dawlish

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- TWO-BEDROOM PURPOSE BUILT GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- APPROXIMATELY HALF A MILE FROM THE SANDY BEACH AND NATURE RESERVE
- OPEN PLAN LIVING/KITCHEN/DINER
- TWO BEDROOMS
- BALCONY AND ALLOCATED PARKING SPACE
- IDEAL FIRST TIME BUY, INVESTMENT, OR HOLIDAY HOME
- ALLOCATED PARKING SPACE



Offered to the market with no onward chain is this two-bedroom purpose built ground floor apartment enjoying a pleasant open outlook over the well-maintained communal gardens. Situated approximately half a mile from the sandy beach and nature reserve.

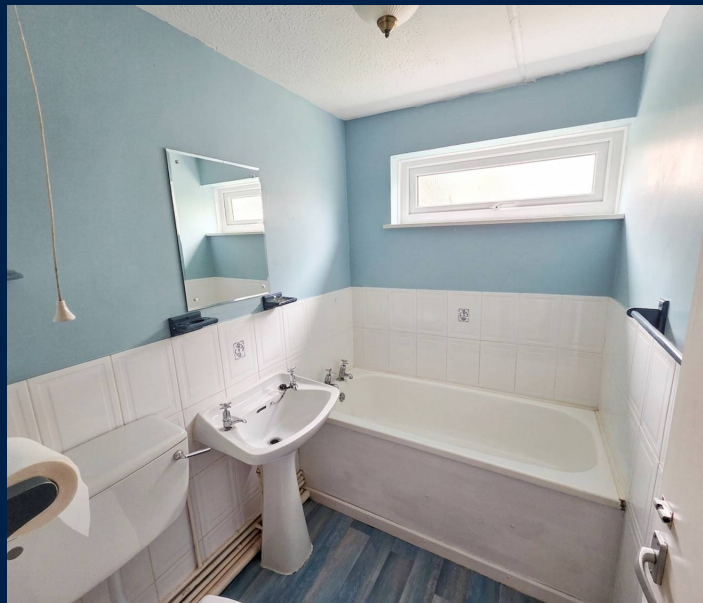
The property has accommodation briefly comprising open plan living/kitchen/diner, inner hallway, two bedrooms, bathroom, uPVC double glazing, electric heating, balcony and allocated parking space. An ideal first time buy, investment, or holiday home.

uPVC front door into

OPEN PLAN LIVING/KITCHEN/DINER

Kitchen area has a range of matching wall and base units with roll top work surface over, inset stainless steel sink drainer, space for electric cooker, fridge and freezer, tiled splash backs, uPVC window and door out onto the balcony, night storage heater, power points and television aerial connection point.

Door to





INNER HALLWAY

Door to

AIRING CUPBOARD

Factory lagged hot water cylinder, wall mounted consumer unit, recessed storage area with timber shelving, night storage heater.

Door to

BATHROOM

High level obscure uPVC double glazed window to side, white suite comprising mid level WC, pedestal wash hand basin and panelled bath, tiled splash backs.

BEDROOM ONE

uPVC double glazed window to front, wall mounted night storage heater, power point, recessed storage area with hanging rail and timber shelf, wall mounted corner wash hand basin with tiled splash back.

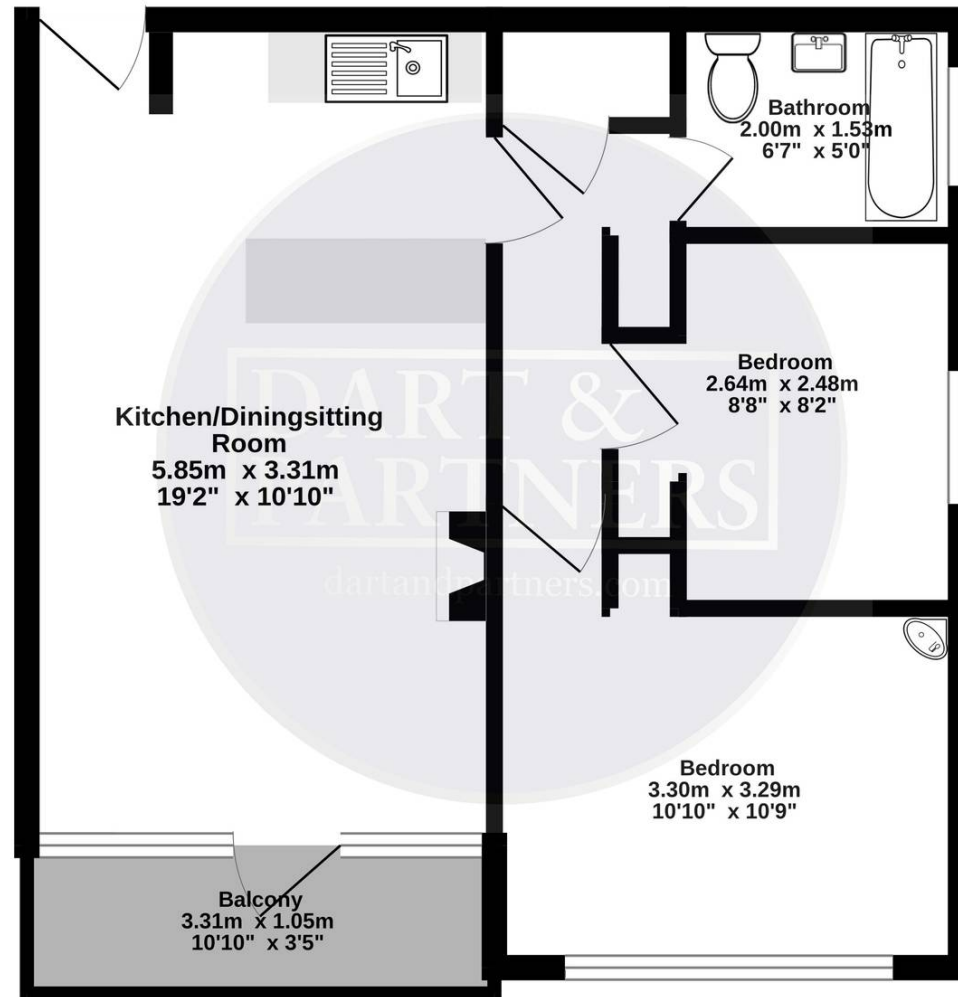
BEDROOM TWO

uPVC double glazed window to side, power point.





Ground Floor
41.2 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA : 41.2 sq.m. (443 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.
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