



## 27 Prospect House East Cliff Road, Dawlish

In Excess of £200,000





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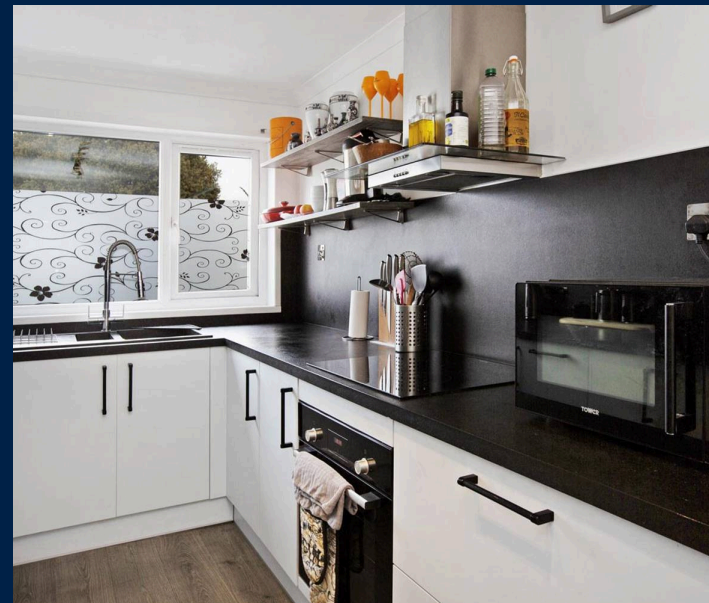
Dawlish

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- PURPOSE BUILT FIRST FLOOR TWO BEDROOM FLAT
- SITUATED IN A FAVOURED LOCATION CLOSE TO TOWN, PUBLIC TRANSPORT AND BEACHES
- RECEPTION HALL, UTILITY CUPBOARD
- SITTING ROOM DINER, MODERN FITTED KITCHEN
- BATHROOM, TWO BEDROOMS
- BALCONY, STUNNING SEA AND COASTAL VIEWS
- ATTRACTIVE COMMUNAL GARDEN
- GARAGE
- UPVC DOUBLE GLAZING



Purpose built first floor two bedroom flat situated in a favoured location close to town, public transport and beaches. The accommodation briefly comprises; reception hall, utility cupboard, sitting room diner, modern fitted kitchen, bathroom, two bedrooms, balcony, stunning sea and coastal views, uPVC double glazing, garage, attractive communal garden.

Timber door into...

#### RECEPTION HALL

Doors to principal rooms. Door to a large utility cupboard with space and plumbing for washing machine, timber shelving, high level consumer unit and coat hanging hooks.

#### MODERN FITTED KITCHEN

uPVC double glazed window overlooking the front aspect. With a comprehensive range of matching wall and base units with square edge work surface over, inset one and a half bowl composite sink drainer, integrated electric oven, four ring electric hob, stainless steel extractor canopy above, integrated slimline dishwasher, space for fridge freezer, power points, telephone socket.

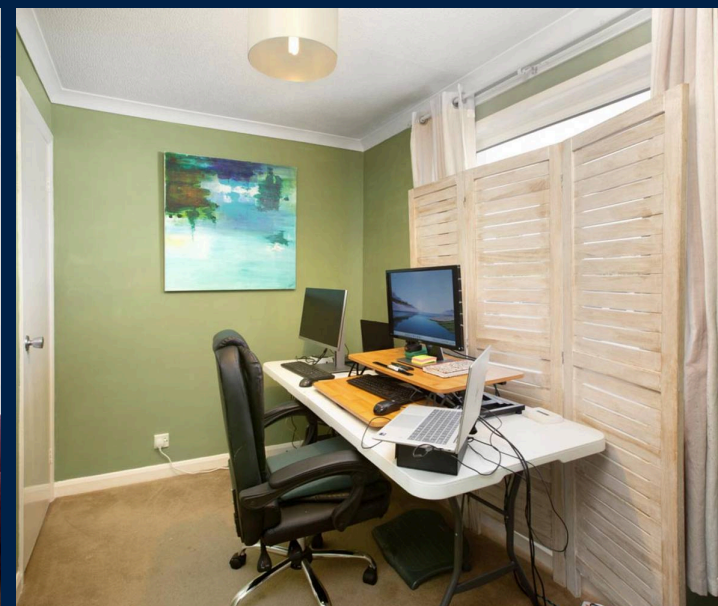
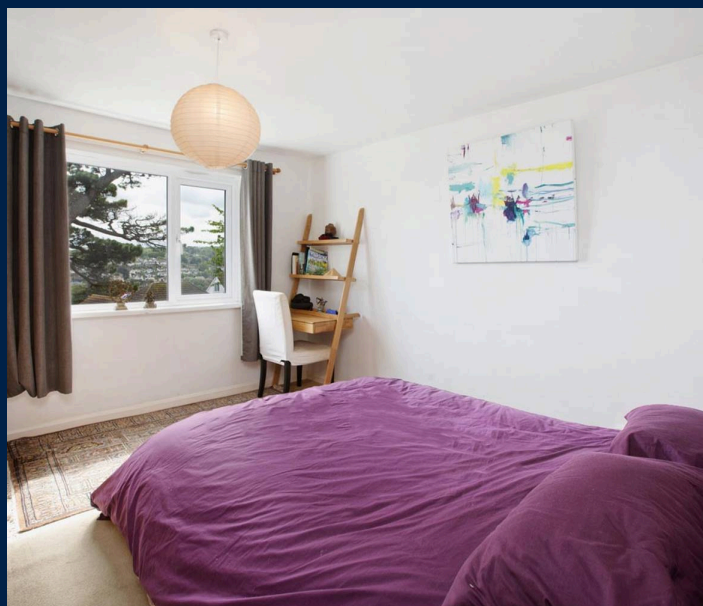
#### INNER HALLWAY

With door to spacious airing cupboard with factory lagged hot water cylinder and timber slatted shelving.

Door to..

#### BEDROOM TWO

With uPVC double glazed window to front. Power points, wall mounted electric radiator, door to generous storage cupboard with timber shelving.





## BATHROOM

With obscure uPVC double glazed window to side. Modern white suite comprising low level WC, pedestal wash hand basin, panelled bath with wall mounted electric shower, wall mounted electric radiator, electric fan heater, vanity mirror, tiled splash backs.

## BEDROOM ONE

uPVC double glazed window to rear enjoying stunning sea and coastal views. Wall mounted electric radiator, power points.

## SITTING ROOM DINER

With uPVC double glazed sliding door and matching side window opening out onto the BALCONY. Wall mounted electric radiator. Power points, TV aerial connection point.

## PRIVATE BALCONY

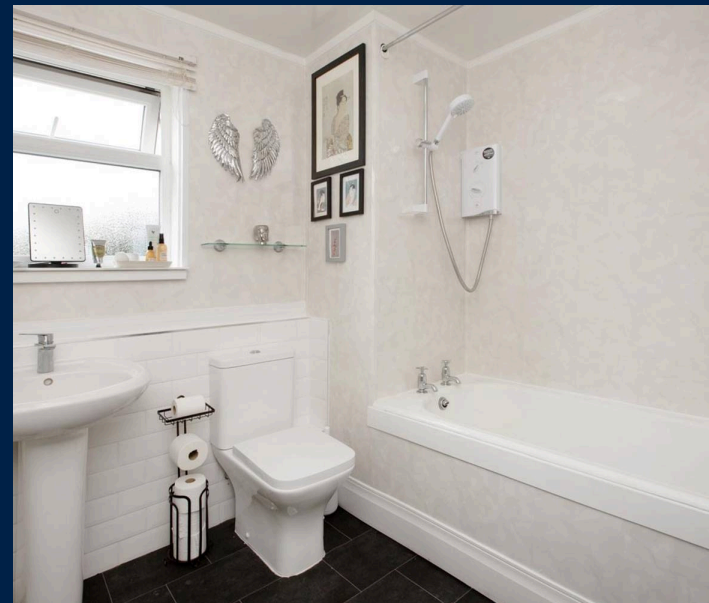
With stainless steel and glass balustrading, enjoying stunning sea and coastal views. Space for a small table and chairs.

## OUTSIDE

The property benefits from the use of a lovely communal garden.

## GARAGE

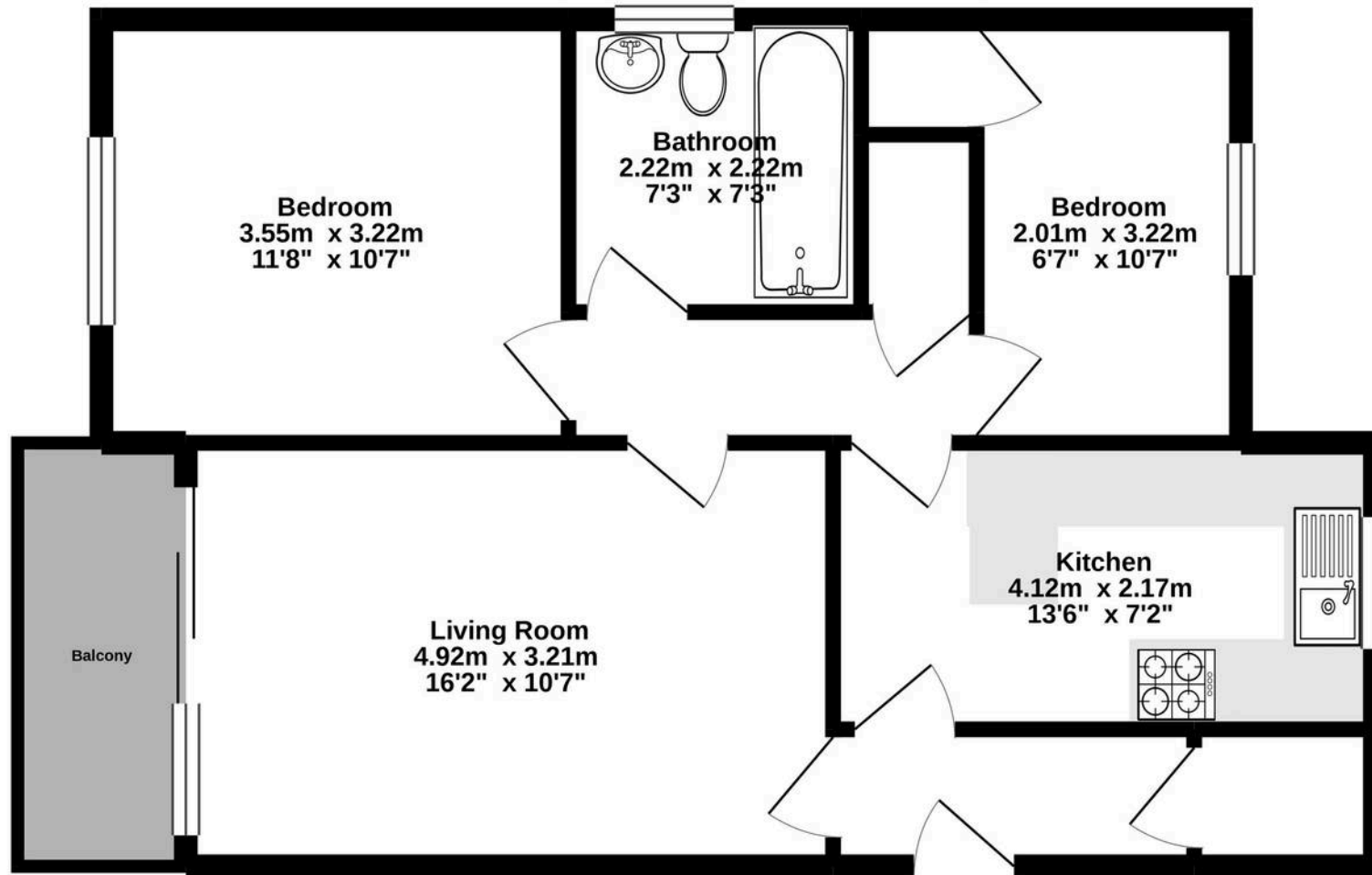
Situated in a block. With up and over door.





# Ground Floor

56.9 sq.m. (612 sq.ft.) approx.



**TOTAL FLOOR AREA : 56.9 sq.m. (612 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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