



6 Great Cliff Marine Parade, Dawlish

Guide Price £245,000





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Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- FIRST FLOOR SEAFRONT APARTMENT WITH LIFT ACCESS
- OFFERING STUNNING PANORAMIC SEA AND COASTAL VIEWS
- NO ONWARD CHAIN
- RECEPTION HALL, LIVING ROOM DINER, FITTED KITCHEN
- TWO DOUBLE BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM
- MODERN SHOWER ROOM
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING WITH NEW BOILER RECENTLY INSTALLED
- ALLOCATED PARKING SPACE



A wonderful opportunity to purchase this CHAIN FREE two double bedroom first floor seafront apartment. Offering stunning panoramic sea and coastal views along with the added benefit of an ALLOCATED PARKING SPACE. The accommodation briefly comprises; reception hall, living room diner, fitted kitchen, two double bedrooms, master with en-suite shower room, modern shower room, uPVC double glazing and gas central heating with new boiler recently installed. Allocated parking space.

An early viewing comes highly recommended.

Timber front door opening into...

GENEROUS RECEPTION HALL

With telephone entry system. Radiator. Doors to principal rooms. Door to airing cupboard with timber slatted shelving and wall mounted electric heater. Door to useful storage cupboard with timber shelving and coat hanging rail.

Door to...





BEDROOM TWO

With uPVC double glazed window to rear. Built in wardrobes and dressing table with matching bedside tables. Radiator, power points, TV aerial connection point.

Door to...

MODERN SHOWER ROOM

With white suite comprising low level WC, pedestal wash hand basin, large shower enclosure with glazed shower screen, mains fed shower, heated ladder towel rail, mirrored vanity unit, tiled splash backs, extractor fan.

Door to...

BEDROOM ONE

With uPVC double glazed windows to rear. Built in wardrobe with sliding mirrored doors, range of built in furniture. Radiator, power points.

Door to...

EN-SUITE SHOWER ROOM

With white suite comprising low level WC, pedestal wash hand basin, glazed shower enclosure with mains fed shower, heated ladder towel rail, mirrored vanity unit, extractor fan, tiled splash backs.



Glazed double doors open through into a...

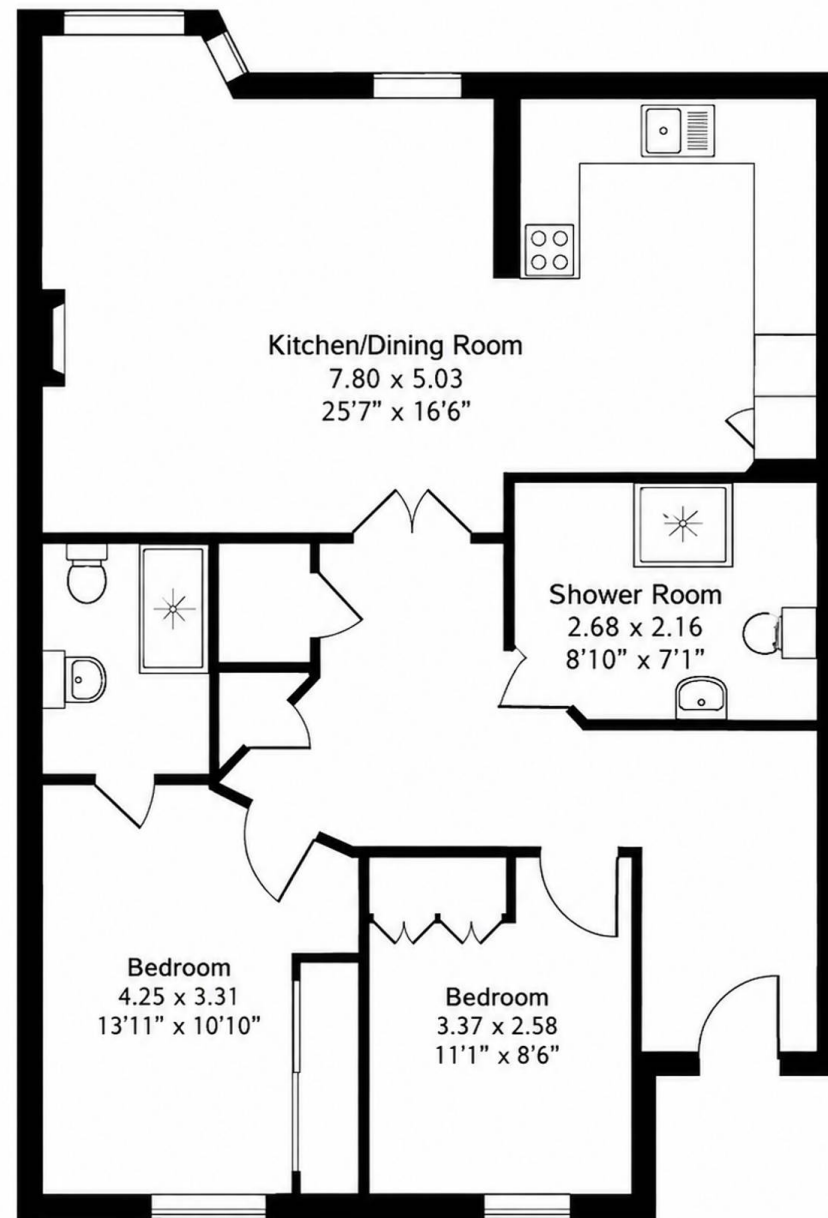
FANTASTIC SPACIOUS SITTING ROOM

With uPVC double glazed sash windows to front enjoying stunning sea and coastal views. Feature fireplace housing electric fire. Space for dining table and chairs. Radiator, power points, TV aerial connection point.

KITCHEN

With a comprehensive range of matching wall and base units with timber effect roll top work surface, inset one and a half bowl stainless steel sink drainer, integrated electric double oven, four burner gas hob with stainless steel extractor canopy above. Housed within a matching wall unit is a gas boiler supplying domestic hot water and gas central heating. Tiled splash backs, power points, integrated fridge freezer, integrated dishwasher and washing machine. Radiator.





Kitchen/Dining Room
7.80 x 5.03
25'7" x 16'6"

Shower Room
2.68 x 2.16
8'10" x 7'1"

Bedroom
4.25 x 3.31
13'11" x 10'10"

Bedroom
3.37 x 2.58
11'1" x 8'6"

En-suite
2.36 x 1.76
7'9" x 5'9"