

# Marine Parade, Dawlish, EX7 9EX



A 2 double bedroom first floor seafront apartment with lift access, lovely sea views and allocated parking space. The property benefits from an en suite shower room off the main bedroom, gas central heating, double glazing and good internal condition throughout. Leasehold, council tax band - D and EPC - B. EPC - B.

£295,000

01626 862379

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## FRONT DOOR TO

### L SHAPED ENTRANCE HALL

Radiator, fuse box, telephone point, fitted cupboards and doors to:

### KITCHEN/LOUNGE/DINING ROOM

A spacious living space with 3 windows to the front with lovely views over the coastline and sea, 2 radiators, feature fireplace, fitted kitchen with base and eye level units, gas hob with extractor hood over, eye level oven, plumbing for a washing machine, dishwasher and fridge/freezer, spot lights and stainless steel sink unit.

### BEDROOM 1

uPVC double glazed window to the rear, radiator, fitted wardrobe and door to:

### EN SUITE SHOWER ROOM

Suite comprising shower enclosure, pedestal wash hand basin, WC, part tiled walls, extractor fan and heated towel rail.

### BEDROOM 2

uPVC double glazed window to the rear, radiator and tv point.

### SHOWER ROOM

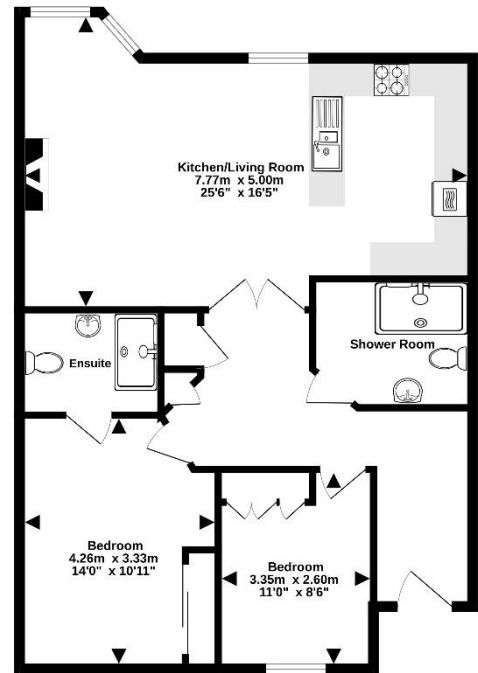
Suite comprising double shower enclosure, WC, pedestal wash hand basin, part tiled walls, radiator and extractor fan.

### OUTSIDE

The property benefits from an allocated parking space.



1st Floor  
83.2 sq.m. (896 sq.ft.) approx.



TOTAL FLOOR AREA : 83.2 sq.m. (896 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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, layout and appliances shown have not been tested and no guarantee as to their functionality or efficiency can be given.  
Made and Validity: 02/24

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