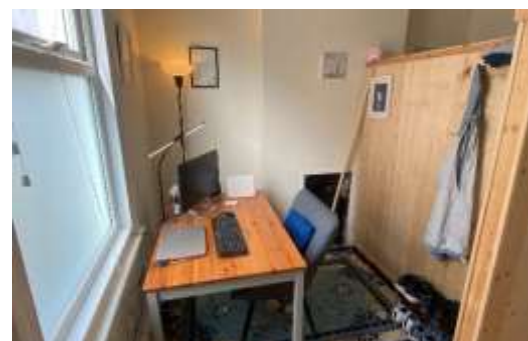


Commercial Road, **Dawlish**, EX7 9HU



Well presented ground floor flat, situated in the heart of the town centre and having the benefit of its own enclosed courtyard. The accommodation is fitted with gas central heating and uPVC double glazed windows and comprises double aspect, living/dining room, kitchen, double bedroom, shower room.

Tenure: Leasehold. Council Tax Band: A EPC: D

£120,000

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Location

The property is situated in the heart of the town just a few yards from the sea and a host of amenities which include independent shops, pubs and cafes, and excellent bus and rail services.

Accommodation

The property offers well presented accommodation fitted with uPVC double glazed windows and gas central heating with radiators to all principal rooms.

Accessed via a uPVC double glazed front door into a communal entrance hall, the property opens into a spacious dual-aspect living/dining room featuring a fireplace, two radiators, and useful under-stairs storage, along with a cupboard housing the gas combination boiler. A screen has been erected to create a workspace which can be removed.

The fitted kitchen offers a range of wall and base units with work surfaces, tiled splashbacks, and space for appliances, along with a stable door leading to the rear courtyard.

An inner lobby provides additional storage and leads to a well-proportioned bedroom with built-in hanging space and a window overlooking the courtyard.

The property is completed by a modern, fully tiled shower room fitted with a double shower enclosure, wash hand basin, WC, and heated towel rail.

Outside

The property has the benefit of a small enclosed courtyard which is paved and has an outside tap and light.

Tenure

The property is held on a 999 year lease and pays approximately £190pa towards the cost of buildings insurance.

Measurements

Living Room
23'2" x 10'5" (7.06m x 3.18m)

Kitchen
9'2" x 6'8" (2.79m x 2.03m)

Bedroom
10'10" x 7'3" (3.30m x 2.21m)



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