

# Brookdale Terrace, Dawlish, EX7 9PF



Situated just a few yards from the beach, this well presented ground floor flat is also superbly located for the town centre and public transport links. The property benefits from it's own private entrance and offers accommodation comprising; Living Room, Dining Area, Internal Study, Kitchen, 2 Bedrooms, Bathroom. There is also access to the communal rear garden.

Tenure: Leasehold. Council Tax Band B EPC - C

£150,000

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The property is approached by a few steps which lead down, through the communal front garden to the uPVC double glazed front door to;

### Living Room

**5.60m x 3.60m (18'4" x 11'10")**

A spacious bay windowed room with uPVC double glazed windows to the front aspect, feature fireplace, tv point, night storage heater, door to the kitchen and arch to;

### Dining Room

**3.80m x 2.00m (12'6" x 6'7")**

Night storage heater and access to the other rooms.

### Study

**2.18m x 1.51m (7'2" x 4'11")**

A useful internal room currently used for storage although previously used as a study.

### Kitchen

**3.50m x 2.30m (11'6" x 7'7")**

Fitted with a range of modern white base and wall units with inset stainless sink unit, space for fridge freezer, electric cooker and washing machine. Useful built in storage cupboard, small window to the front.

### Bedroom 1

**4.50m x 3.30m (14'9" x 10'10")**

A comfortable double bedroom with airing cupboard, night storage heater, uPVC double glazed window to the rear and door to an inner porch with door to the communal rear garden.

### Bedroom 2

**2.60m x 2.10m (8'6" x 6'11")**

Night storage heater, uPVC double glazed window to the rear aspect.

### Bathroom

Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC. Complimentary tiling, electric wall heater, extractor fan.

### Outside

To the front of the property is a mostly paved area of communal garden. To the rear is a larger area of communal garden which is also paved and has a shared storage shed.

### Tenure

We understand the property is held on a 999 year lease and the owners have a quarter share of the freehold. They also advise us the lease prevents the flat from being let.



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