

Marine Parade, **Dawlish**, EX7 9EX

A 2 double bedroom seafront apartment with fantastic sea views and allocated parking space. The property benefits from lift access, en suite shower room off the main bedroom, gas central heating, fitted kitchen, double glazing and good size entrance hall. Great Cliff is only a short level walk to amenities, beaches and transport links.

Leasehold, Council Tax Band D, EPC - B

£295,000

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## COMMUNAL ENTRANCE

Lift and Stairs access.

## FRONT DOOR TO:

### L SHAPED ENTRANCE HALL

Telephone entry phone, radiator, consumer unit, two fitted cupboards and double doors into:

### KITCHEN/LOUNGE/DINING ROOM

**7.72m x 4.98m (25'4" x 16'4") max**

A spacious living space with three uPVC double glazed windows all with spectacular views over the coastline and sea. Two radiators, feature fireplace and open to fitted kitchen. Base and eye level units with roll top work surfaces over, one and half bowl sink and drainer, gas hob with extractor over, eye level oven and microwave. Integrated fridge/freezer, dishwasher, space and plumbing for washing machine and spotlights.

### BEDROOM 1

**4.25m x 3.29m (13'11" x 10'10")**

uPVC double glazed window to the rear, radiator, TV point, fitted wardrobe with mirrored sliding doors. Door to:

### EN SUITE SHOWER ROOM

Suite comprising shower enclosure, pedestal wash hand basin, low level WC, shaver point, part tiled walls and heated towel rail.

### BEDROOM 2

**3.35m x 2.86m (10'11" x 9'5")**

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

### BATHROOM

Suite comprises panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, shaver point, part tiled walls, radiator and extractor fan.

### OUTSIDE

To the rear of the property is an allocated parking space



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