

East Cliff Road, **Dawlish**, EX7 0BB

Spacious and well presented duplex apartment in a small development close to the town centre, beach and public transport. The accommodation is arranged over the first and second floors and offers generous size and beautifully presented rooms. There are delightful communal gardens, secure store and allocated parking.
Tenure: Freehold. Council Tax Band: D. EPC: B.

£295,000

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Location

Whickham Lodge is situated in a well regarded road less than half a mile from the town centre and railway station with the sea wall and beach just about 200 yards away with regular bus services even closer.

Accommodation

The well presented accommodation is arranged over two floors and offers generous size rooms with high ceilings adding the feeling of space. It is fitted with gas central heating with radiators to all principal rooms and uPVC double glazed windows. A security entry system allows access to the communal hallway from where a lift or stairs lead to the first floor landing from where access to the flat is gained. Entry to the flat is in to a spacious reception hall with doors off and stairs to the top floor. The open plan living space is of an 'L' shape design including a well appointed and modern kitchen complete with integrated fridge freezer, eye level electric oven, microwave and hob. Two windows offer a pleasant outlook to the front aspect. There is an additional room which could suit a variety of purposes such as a

third bedroom or study and is currently used as TV room or snug. On this floor there is also a bathroom which is fitted with a modern white suite. On the second the landing gives access to two large double bedrooms both of an irregular shape and having sloping ceilings adding interest to the space. They also have a pleasant outlook and eaves storage cupboards with the main bedroom having an en suite shower room which is fitted with a modern white suite. On the lower ground floor of the building the property as an allocated, secure store.

Outside

The property has an attractive communal garden which is carefully tended by the residents of the block.

Parking

The apartment has an allocated parking space and there is also visitor parking

Tenure

The property is held on a 999 year lease with a share of the freehold. Please note letting is not permitted.





Measurements

Living Room/Kitchen
7.78m x 5.80m (25'6" x 19'0") maximum

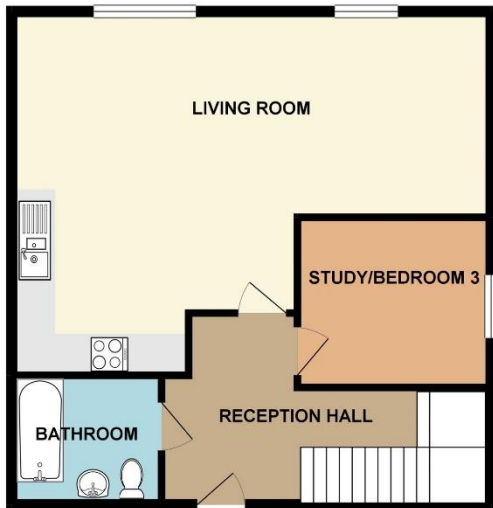
Snug/Bedroom 3
2.90m x 2.60m (9'6" x 8'6")

Bedroom 1
5.20m x 4.60m (17'1" x 15'1")

Bedroom 2
5.10m x 3.48m (16'9" x 11'5")



ENTRANCE FLOOR



1ST FLOOR



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