

**22 GREAT CLIFF
MARINE PARADE
DAWLISH
DEVON
EX7 9EX**

**A FURNISHED LUXURY TWO BEDROOM APARTMENT ON
DAWLISH SEAFRONT WITH OUTSTANDING PANORAMIC SEA
VIEWS**

Monthly Rental Of £725.00 + Tenancy Fee £200 DFD00676



*** Furnished Apartment with lift access * Lounge/diner * Kitchen with integrated appliances * Master bedroom with ensuite shower room * Second bedroom * Bathroom * Gas central heating * Double glazing * Sea Views and Parking * EER Band B * Communal balcony area to rear of property**

Available to rent is this fully furnished fourth floor apartment on Dawlish sea front. The apartment can be accessed by lift or stairs.

The accommodation comprises with approximate measurements:

:
Lift or staircase to fourth floor.

:
SPACIOUS HALLWAY: Radiator,, alarm, door entry, phone point, two full length storage cupboards, one shelved.

:
BEDROOM 2: 9'4" x 9'4" (2.84m x 2.84m). Radiator, Velux window, tv point.

:
BEDROOM 1: 12'6" x 11'4" (3.81m x 3.45m). Tv point, double glazing, fitted double wardrobe. Door to: ENSUITE SHOWER ROOM: Double shower cubicle, heated towel rail/radiator, pedestal wash hand basin, low level wc, half tiled walls, fully tiled shower cubicle. Wall light with shaver point.

:
BATHROOM: 7' x 8'11" (2.13m x 2.72m). White suite comprising panelled bath with shower attachment over, pedestal wash basin, low level wc, radiator, half tiled walls, extractor fan, wall light with shaver point.

:
Double doors to:

:
KITCHEN: 11'9" x 8'5" (3.58m x 2.57m). Tv point, excellent range of wood fronted wall and floor units with rolled edge work surfaces. 1.5 bowl stainless steel sink unit and drainer, Complimentary tiled splash backs. Integral stainless steel double electric oven, gas hob, canopy, microwave. Integral dishwasher, fridge freezer, washer drier.

:
LUXURY LOUNGE/DINER: 18'7" x 11'3" (5.66m x 3.43m). velux window. Double glazed window. Modern gas fire and surround. Two tv points, two radiators, two phone points.

:
OUTSIDE: On the fourth floor accessed via a door outside the apartment door is a west facing balcony for communal use with other residents on this floor. On ground level there is a dedicated parking space.

Restrictions:

No DSS. No Smokers. Pets at Landlord's discretion.

:
DEPOSIT PAYABLE £1100.00

:
WOULD SUIT PROFESSIONAL PERSONS OR MATURE/RETIRED TENANTS

Administration Fee::
£200.00

COUNCIL TAX: D

DIRECTIONS: From the Dawlish office proceed towards the sea front and turn left just past the viaduct into Marine Parade. Great Cliff can be found towards the end on the right hand side.

Consumer Protection from Unfair Trading Regulations 2008. Force and Sons has not tested any apparatus, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose; a buyer is advised to obtain verification from their surveyor. References to the tenure of the property are based on information provided by the seller as Force and Sons has not had sight of the title; a buyer is advised to obtain verification from their legal advisor. All measurements are for guidance only and are not precise. Items shown in photographs are not included unless specifically mentioned in the sale particulars, however may be available by separate negotiation. Buyers should check the availability of any property and make an appointment to view before embarking on a journey to see a property.