

18 Cliff Court
Dawlish
Devon
EX7 9DE

A Modern Two Bedroom Apartment Situated Near The Town Centre

£110,000 Leasehold DFD01136



Accommodation

Ground Floor, 2 Bedrooms, Lounge/Diner, Kitchen, Shower Room, Communal Terrace, Allocated Parking Space, EPC-E.

We are pleased to offer for sale this ground floor apartment in a purpose built block. It is close to Dawlish town centre and all the facilities it has to offer, such as shops and restaurants. There are also good transport links, both bus and rail and the local beach is only a short walk away. The apartment is in need of overall refurbishment which is reflected in the purchase price.

The **ACCOMMODATION** comprises with approximate measurements:

Obscure glazed uPVC door in to communal hallway. Timber, part glazed entrance door in to apartment 18.

'L' Shaped Hallway

Dado rail, coved ceiling, cloak cupboard with small cupboard above it. Door to further storage cupboard with shelf, water stopcocks and power. Doors to

Shower Room

Fully tiled room, close coupled WC, pedestal wash basin, glazed corner shower cubicle with low level Triton electric shower and wall mounted seat. Extractor fan, wall mounted fan heater, electric storage heater. 'Eureka' over sink water heater. Obscure glazed uPVC window to rear aspect.

Kitchen 8' 10" x 8' 9" (2.69m x 2.66m)

Irregular shaped room, basic range of wall and base units. Rolled edge work surfaces with tiled splashbacks. Built in electric oven, electric hob, extractor fan. Single drainer, stainless steel sink unit, space and plumbing for washing machine, space for tall fridge/freezer. uPVC window to rear aspect with some sea

views.

Lounge/Diner 16' 10" x 8' 5" (5.13m x 2.56m)

Two uPVC windows to front aspect, one single glazed window to wall adjoining the hallway. Electric night storage heater, coved ceiling, TV point and separate satellite cable connection, telephone point.

Bedroom 1 11' 4" x 8' 4" (3.45m x 2.54m)

Recessed wardrobe with hanging rail and shelving, two wall lights, TV cable, coved ceiling. uPVC door with some sea views which leads out to the communal terrace.

Bedroom 2 8' 7" x 8' 4" (2.61m x 2.54m)

Recessed wardrobe with hanging rail and one shelf above it. Electric storage heater and further wall mounted, slimline electric heater. uPVC window to front aspect.

Outside

To the rear of the apartment is a narrow, walled communal terrace. This can be accessed directly from the apartment and there is a communal padlocked gate offering access from the side of the building. There is an allocated parking space and visitors parking available too.

Tenure

999 year lease with a peppercorn rent.

The Cliff Court Annexe Management company charges an annual fee of £800 which is paid in two instalments in January and July. This is reviewed at the AGM.

COUNCIL TAX BAND: A

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