

Exeter Road, **Dawlish**, EX7 0RX

A first floor one bedroom apartment situated within the Rockstone development in an enviable position with the most amazing views out to sea and towards the Exmouth coastline. The apartment is close to nearby shops, bus stops and coastal path and benefits spacious lounge/dining room, fitted kitchen, bathroom and bedroom. In addition, there is lift access, underground allocated parking, visitor spaces and the apartment is sold with NO ONWARD CHAIN.

LEASEHOLD, COUNCIL TAX - C, EPC - D

£190,000

01626 862379

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## ACCESS

The apartment can be accessed via stairs to the side of the building or lift access is situated just inside the communal main entrance.

## OWNERS FRONT DOOR INTO:

### ENTRANCE HALL

Phone entry system, wall mounted consumer unit, night storage heater, storage cupboard housing hot water tank and door to:

### LOUNGE/DINING ROOM

**5.97m x 5.45m (19'7" x 17'11")**

A spacious lounge/dining room with two night storage heaters, coved ceiling and uPVC double glazed doors with side windows leading out to:

### BALCONY

Wonderful outside space to enjoy the magnificent views

### KITCHEN

**3.09m x 2.40m (10'2" x 7'10")**

Matching eye level and base units with rail top work surfaces over. One and half bowl sink and drainer, tiled splashbacks, appliances including washing machine, electric oven and hob with extractor over and fridge/freezer. Serving hatch through to lounge/dining room and coved ceiling.

### BEDROOM

**3.60m x 3.58m (11'10" x 11'9")**

uPVC double glazed window to the front of the property, fitted wardrobe with mirror sliding doors, night storage heater and coved ceiling.

### BATHROOM

A fully tiled room with panelled bath, electric shower over and glass screen. Low level WC, pedestal wash hand basin, extractor and coved ceiling.

### OUTSIDE

The apartment benefits secure underground allocated parking with lift access. there is visitors parking to the front of the building. A well maintained communal ground which is mostly laid to lawn with seating areas to take in the most amazing views.



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