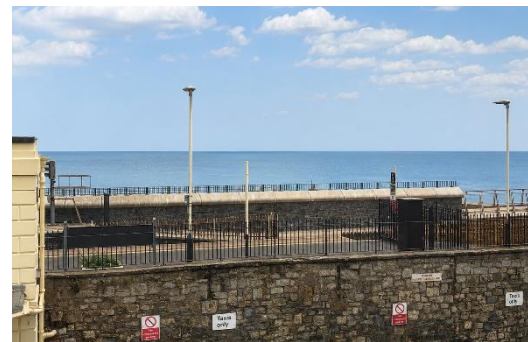
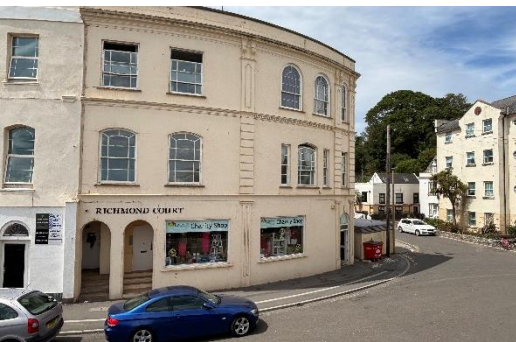


Richmond Place, Dawlish, EX7 9PL



First floor flat situated just a few yards from the beach and offering sea views. Conveniently located for the railway station and town centre.

Living/Dining Room, Kitchen, 2 Bedrooms, Bathroom. No Onward Chain.

Tenure: Leasehold. Council Tax Band: B EPC:D

£120,000

01626 862379

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Location

The property is conveniently situated for taking advantage of the facilities within the town centre with a range of shops and eateries just a few yards away and bus and rail services equally close by. Also just across the road is a sandy beach and a lovely walk along the sea wall.

Accommodation

The property offers well presented accommodation on the first floor of this Grade II listed building and benefits from high ceilings and large windows allowing light to fill the rooms. The property is warmed by electric night storage heaters.

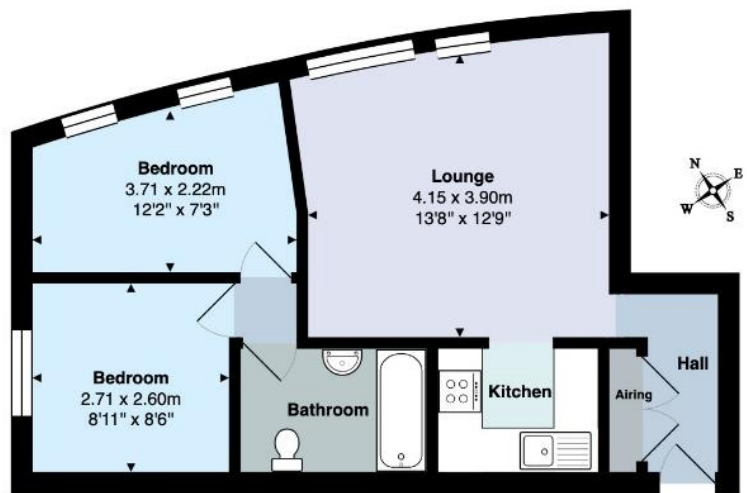
Entry to the building is in to a communal hallway, via a security phone system, with the stairs to the first floor.

The front door of the property leads in to the large living/dining room which is a lovely bright and spacious room with views of the sea. An arch leads to the kitchen which is fitted with base and wall units with space for electric appliances.

The two bedrooms are of an irregular shape and enjoy an outlook to the front. The bathroom is fitted with a white suite with a shower over the bath.

Tenure

The property is held on 189 year lease from December 1995. We understand the property has a share of the freehold and the current service charge is £206.06pcm



Approx. Floor Area: 46.9 m² ... 505 ft²



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Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.