

## Flat 4, Woodpeckers Shell Cove, Dawlish

£230,000 Share of Freehold

Three Bedrooms • Private Gated Residence • Sea Views • Roof Terrace • NO ONWARD CHAIN • Allocated Parking • Garage • Modern Kitchen • Good Transport Links • EPC- C

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the key to your home



Offered with no onward chain, this is a great opportunity to purchase a three bedroom first floor apartment located within a gated estate on the outskirts of Dawlish. The property is conveniently located to the nearest bus stop, Smugglers Inn, and within easy reach of Dawlish town and local amenities.

On entering the building through a door shared with one other apartment steps lead up to the front door of this apartment. A uPVC double glazed front door takes you into the hallway, there are doors off to the principle rooms and a storage cupboard with hanging.

The lounge is a wonderfully light room thanks to dual aspect windows to the rear and side aspects giving far reaching views out to sea, a door leads off to the kitchen. The modern kitchen is fitted with a range of wall and base mounted units, four ring electric hob and oven, stainless steel sink with mixer taps over, space and plumbing for washing machine and dishwasher, wall mounted combination gas boiler and a glazed door leading out onto the roof terrace.

There are three bedrooms, two of which have a rear aspect with views and one to the front aspect. The modern shower room has obscured double glazed windows to the front aspect and comprises of a close coupled WC, pedestal wash hand basin, good size corner shower cubicle with mains fed shower and storage cupboards.

The apartment also benefits from a further WC, with a concealed cistern WC and pedestal hand basin.

It is fully double glazed and has central heating.

Dawlish is one of South Devon's most popular coastal towns, offering a unique mix of seaside lifestyle, strong transport connections and vibrant community life.

There is buyer demand from locals who want to build their lives in the area, upsizing or downsizing, as well as retirees, lifestyle movers, second home buyers and families relocating for coastal living and quality of life.

A spacious roof terrace off the kitchen area offers ample space for garden furniture.

To the front of the property, there is one parking space and a garage with electric door, light and power.



Tenure- Share of Freehold  
Service Charge- £500 per annum

Ground Rent- £60 per annum

Mains Services- Gas, electric and mains water.

Broadband Speed- 1000Mbps  
(according to OFCOM)



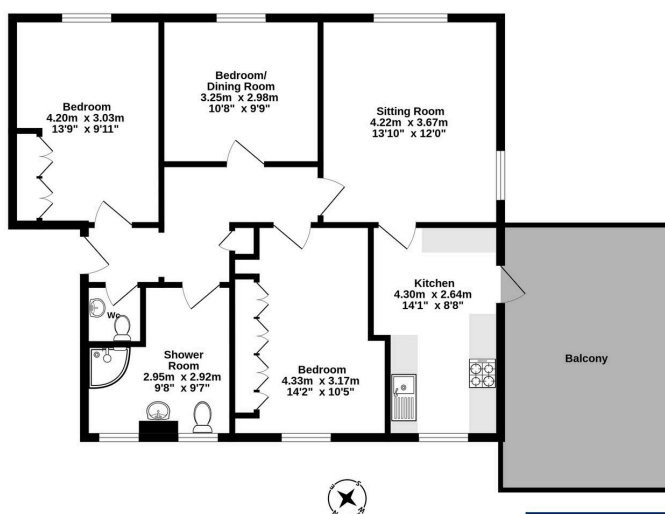
Dawlish is a popular coastal town with a beach, a range of shops, schools and a mainline railway station. The town of Teignmouth with its wide variety of amenities including a good selection of shops, bars and restaurants as well as sandy beaches and the Teign Estuary is easily accessible by car, train or bus only a short distance away. The long sandy beaches of Dawlish Warren, with its nature reserve, are just a mile away. The cathedral city of Exeter is within easy commuting distance as are the main road routes, the M5, A30 and the A38.



**MEASUREMENTS:** Lounge 4.22m x 3.67m (13'10" x 12'00"), Kitchen 4.30m x 2.64m (14'01" x 8'08"), Bedroom/Dining Room 3.25m x 2.98m (10'08" x 9'09"), Bedroom 4.33m x 3.17m (14'02" x 10'05"), Bedroom 4.20m x 3.03m (13'09" x 9'11"), Shower Room 2.95m x 2.92m (9'08" x 9'07").



**1st Floor**  
78.5 sq.m. (845 sq.ft.) approx.



**TOTAL FLOOR AREA: 78.5 sq.m. (845 sq.ft.) approx.**  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here are not fitted, listed and no guarantee as to their quality or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		