



Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Star Estate Agents

6 Northernhay Place

Exeter

Devon

EX4 3QJ

www.starpropertycentre.com

info@star-estateagents.com

01392 479100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

Disclaimer:

Star Estate Agents have 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 report from relevant professionals such as surveyor or solicitor. Star Estate Agents advise 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.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see the Property Misdescriptions Act
Star Estate Agents Trade as Star Lettings and Property Management Ltd



Churchill Avenue, Dawlish, EX7 9SA

Asking Price £127,950

A modernised Two DOUBLE bedroom FIRST FLOOR apartment with its own private entrance, garden, gas central heating and double glazing throughout. Modern fitted kitchen and bathroom. EPC - F

- Two Bedroom Apartment
- Modern Kitchen
- Lounge
- Modern Bathroom
- Garden
- Gas Centrally Heated
- Double Glazed



Property Description

ENTRANCE HALL

Side aspect door to the front, coat hooks and stairs rising to the first floor.

FIRST FLOOR

HALL

loft access to the ceiling, partly boarded and Worcester Bosch central heating boiler (fitted 2017).

LOUNGE 14' 11" x 14' 5" (4.55m x 4.39m)

uPVC double glazed windows to the front aspect, wall mounted radiator, telephone point and television aerial point. Coving to the ceiling.

KITCHEN 10' 10" x 7' 9" (3.3m x 2.36m)

An inset stainless steel sink with a mixer tap built into the work surface top and tiled splashbacks to the splash prone walls. A range of matching eye and base level cupboards with drawers and lighting under the eye level cupboards. Integrated induction hob with an extractor fan above and inset lights, integrated oven with grill. Space and plumbing for a washing machine and space for a fridge/freezer. Dual aspect uPVC double glazed windows.

BEDROOM ONE 12' 2" x 10' 9" (3.71m x 3.28m)

uPVC double glazed window to the rear aspect and wall mounted radiator.

BEDROOM TWO 10' 6" x 10' 4" (3.2m x 3.15m)

uPVC double glazed window to front aspect, wall mounted radiator and storage cupboard.

BATHROOM 7' 5" x 5' 1" (2.26m x 1.55m)

A white suite comprising L/LWC, wall mounted WHB and a fully enclosed bath with a wall mounted Mira shower. Chrome towel rail heater and fully tiled walls. uPVC double glazed obscure window to the rear aspect.

OUTSIDE

GARDEN

Enclosed on all sides with timber panel fencing. Laid to lawn and paved patio providing alfresco dining. Brick built Barbeque and storage cupboard.

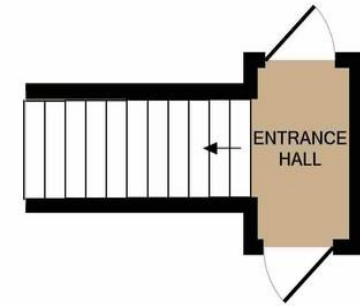
AGENTS NOTES

Maintenance Charge of £146.00 per annum.

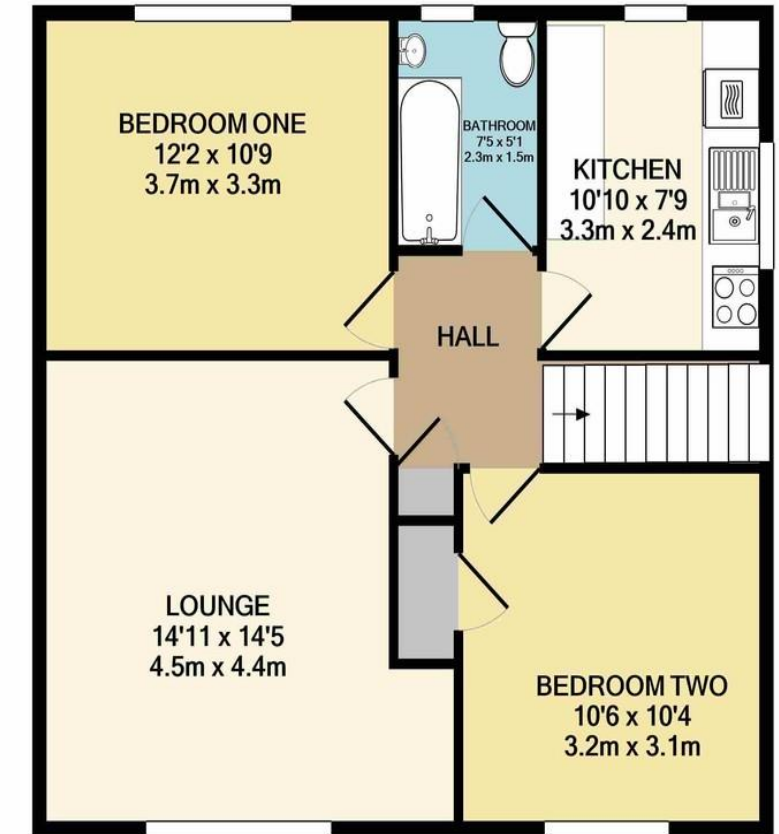
93 Years remaining on the lease.

DISCALIMER

Please note that the owners of the property are a direct relation to Saleem & Cara Khadaroo directors of Star Lettings & Property Management.



GROUND FLOOR ENTRANCE



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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