

## 26a Brunswick Place Dawlish, Devon EX7 9PD



**£119,000**

Viewing Arrangements: By Appointment on ☎ 01626 245051  
Text or WhatsApp 07486 653605

Underhill estate agents are proud to offer this one-bedroom, first-floor freehold flat, in the centre of Dawlish. This is a listed building of over 200 years old with its own private garden and a share of the freehold. The property overlooks the beautiful Dawlish brook and is situated just minutes from the beach. Within easy access of all the amenities that Dawlish has to offer, this property would be perfect for a first-time buyer or someone just trying to get themselves a slice of seaside living! You will also have a birds eye view of the famous black swans of Dawlish from you windows.





### Entrance

The property is reached from the street via a metal gate and side door. The modern composite door opens to the lobby.

### Lobby

This ground floor lobby houses the meters and provides storage in the form of a tall cupboard. The stairs lead to the first floor.

### First Floor Landing

This area is large enough for additional storage and leads to the living room and kitchen.

### Living Room:

The living room features a bay wooden framed window that views over the Lawn, Brook and out towards Tucks Plot. The window, as part of the grade II listing, must be kept wooden. A double radiator, TV and phone points, and a satellite point are all installed.

### Bedroom:

The bedroom has plenty of space for storage with both a large built-in sliding wardrobe and a walk-in storage space with a folding door. The room also looks out toward the front of the property and has a wooden sash window.

### Kitchen:

The kitchen provides plenty of preparation and storage space. Featuring downlights, a range of wall and base units, a ceramic single sink and drainer, and space for a washing machine and fridge freezer. A Upvc double glazed window overlooks the rear of the property.

### Bathroom:

The bathroom is spacious and features a uPVC double-glazed window, downlights, close-coupled WC, panelled bath, pedestal sink, power corner shower, vinyl flooring and chrome heated towel rail.

### Outside:

Accessed via a shared alleyway, the property features a low-maintenance, private enclosed courtyard. This currently features a combination of decking and patio areas and includes a brick-built shed, perfect for storage.

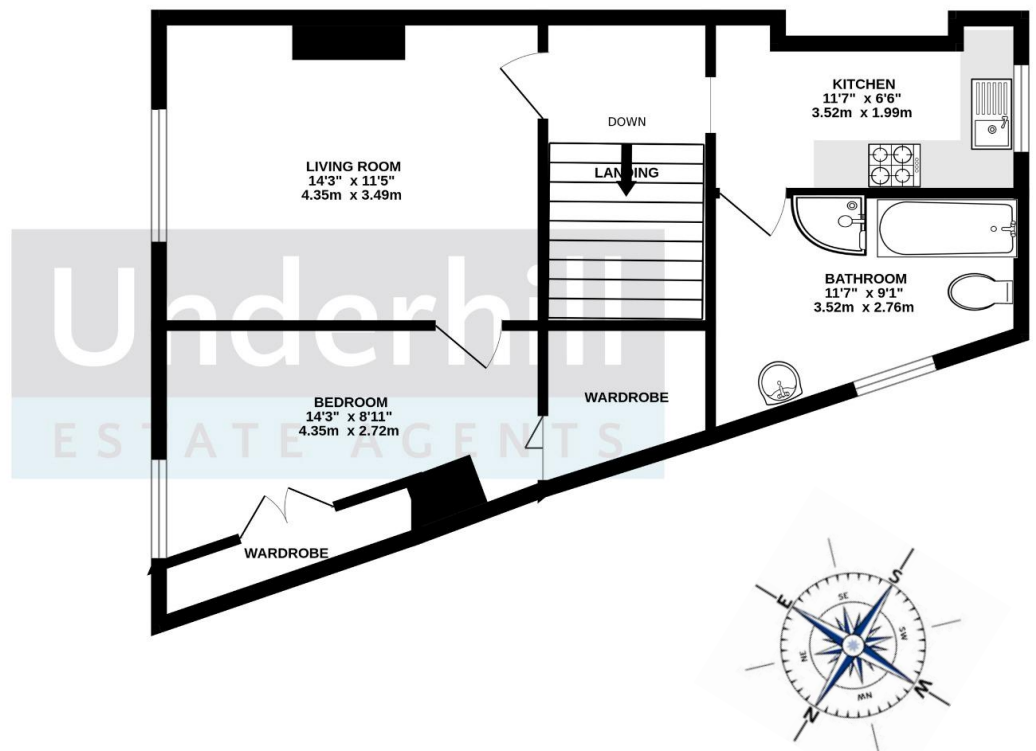
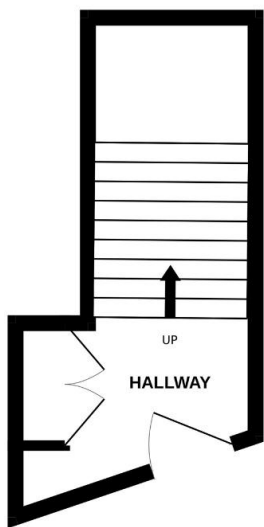




ENTRANCE FLOOR  
122 sq.ft. (11.3 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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# Living in Dawlish

The property is a 10-minute walk from the centre of town and only 5 minutes from the beach. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés. The lawn, in the centre of town, is a focal point for community activities and events, including the established annual Dawlish carnival in August each year. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses, one in Teignmouth and the other in Dawlish Warren.



Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision is provided at Exeter College, which is near Exeter University, one of the Russell Group Universities. Both education campuses are conveniently situated near Exeter St Davids mainline station, which is a few stops along from Dawlish station. The mainline train station, also ten minutes' walk away, connects Dawlish to London Paddington, Birmingham and Edinburgh and provides easy access to Teignmouth, Plymouth, the Cathedral City of Exeter, and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community feel.

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.

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