



Flat 14, Devon Court Dawlish, Devon EX7 9DN



£115,000

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

Spacious 1-bedroom apartment in the Devon Court Development, a historic villa with a grand staircase and original carved bannister. This bright ground-floor home offers an open-plan living room/kitchen with large window, generous bedroom with separate utility room, and bathroom. Modern finishes include carpet and vinyl flooring, UPVC double glazing and gas central heating. Sold with a share of the freehold, owners have joint control of the management company overseeing building maintenance, insurance and safety compliance. Service charge £100 per month. Ideally situated close to Dawlish town centre, beaches, shops and transport links, this property is perfect for first-time buyers or investors, with flexibility to let long or short term. A rare opportunity to secure a character-filled apartment in a landmark coastal building.

Approaches:

Flat 14 is situated on the ground floor of Devon Court, a historic building with an impressive façade, lofty ceilings and a grand staircase featuring the original carved wooden bannister. The apartment is accessed via the main front entrance and communal staircase, through its own hardwood fire door.

Living Room / Kitchen:

A bright space with a large rear-facing bay window that benefits from afternoon and evening sun. The kitchen area is fitted with a range of base and wall units, inset sink, tiled splashback and cooker point with both gas and electric connections. There is under-counter space for a fridge, contemporary vinyl flooring in the kitchen area, and wall lights. Original coving, two radiators and a rear-facing window complete the room.

Bedroom:

A spacious double with carpet, original coving, radiator and UPVC double-glazed window to the side of the property. Built-in wardrobe and wall lights, with access to the utility room.

Utility Room:

Practical space with plumbing for a washing machine, base unit with sink, gas boiler and a large side window providing natural light.

Bathroom:

Fitted with a bath and shower over, pedestal wash hand basin and WC. Finished with contemporary vinyl flooring, wall light with shaver point, and shower curtain rail.

Parking:

All 2-bedroom apartments have an allocated parking space. There are 2 additional parking spaces, which can be purchased by any of the flats for £5000 each. These will be sold on a first-come, first-served basis.

Devon Court is arranged as 21 separate apartments: 3, two-bedroom apartments, 15, one-bedroom apartments and 3, studio apartments. The current owners have let the apartments successfully for many years and have now decided to bring each apartment to sale, as each tenancy ends.

Each apartment will be sold with a share of the freehold, with all owners having joint say in the operation and running of the management company which is established to oversee the maintenance of the structure of the building. Fire alarms, the electrical surveys and other integral service maintenance will be the responsibility of the management company.





Owners will be responsible for their own contents' insurance and the development, upkeep and maintenance of the inside of their apartment, including electrical, plumbing and painting and decorating. Initially, the service charges will be:

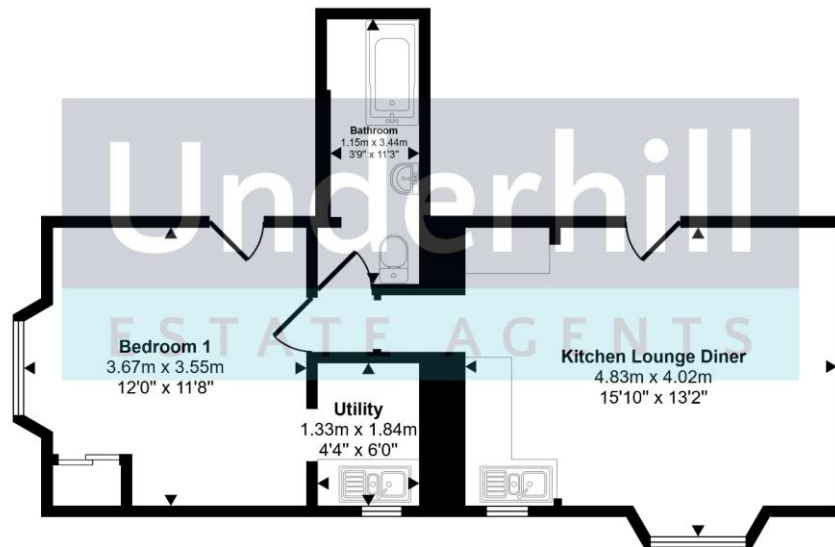
- 2 bedroom apartment - £125 per month
- 1 bedroom apartment – £100 per month
- Studio apartment – £75 per month.

The management company will review charges annually, to ensue that the building costs are equitably shared and the statutory safety requirements are met. This is a fantastic opportunity to purchase a property, ready for development to live in or rent out as part of your property portfolio. The current buildings insurance allows for the apartments to be let on a long and short term basis.

The owners would consider offers from landlords who are building their property portfolio, on apartments that have sitting tenants. To arrange a viewing or discuss the apartments further, contact Underhill Estate Agents Dawlish.



Approx Gross Internal Area
41 sq m / 446 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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