



Flat 18, Devon Court Dawlish, Devon EX7 9DN



£105,000

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

1-Bed Flat in a Victorian Villa, this 1 bedroom property benefits from separate living room, kitchen, bathroom and utility room. This is a well presented character, which benefits from large windows overlooking the side and rear of the building. Perfectly positioned just a short stroll from the town centre, this is a fantastic find for first-time buyers, savvy investors, or anyone looking for a holiday let with great potential. Briefly benefitting from: a spacious bedroom, a living room, a small kitchen and a bathroom with over-bath shower, gas central heating, storage space and neutral decor. Buyers have the opportunity to move in or to modernise, and for investors, this is ideal to develop your portfolio and can be used for both holiday lets and long-term tenants.

Book your viewing today.

Entrance:

Flat 18 is located on the second floor, looking to the rear of the property of this impressive Victorian mansion. Upon entering the building, you are welcomed by a spacious communal hallway featuring original coving and a grand sweeping staircase with hand-carved detailing. The flat is located one flight up.

Internal Hallway:

A functional space connecting all principal rooms. There is a storage cupboard with floor-to-ceiling capacity, fitted with shelving and housing the electricity fuses.

Kitchen:

Equipped with a range of fitted base and wall units, the kitchen offers space for a cooker, with gas and electric connections and space for a fridge freezer. A small rear-facing window provides natural light, and multiple power sockets offer practical convenience.

Bedroom:

A generous double room with a large side-facing window allows for ample natural light. The room is carpeted and benefits from the original coving. A door provides the option to access the hallway to the main building. The room is fitted with a UPVC double-glazed window and a radiator.

Leading to:

Utility:

A small adjoining room features a large window to the side and houses the gas boiler, offering excellent additional storage or dressing space. Plumbing for a washing machine and a sink with base unit complete the room.

Bathroom:

Fitted with a full-sized bath, pedestal sink, toilet, and an over-bath shower. An obscure-glazed rear window brings in light while maintaining privacy.

Living Room:

A spacious and bright reception room with large windows overlooking the rear of the building. This room provides a comfortable and airy setting for relaxing or entertaining. It benefits from high ceilings, coving and carpet.

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:

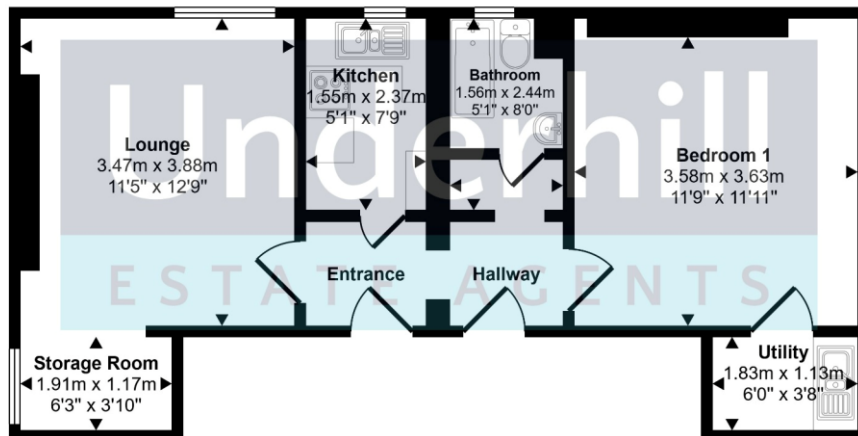
- 2 bedroom apartment - £125 per month
- 1 bedroom apartment – £100 per month
- Studio apartment – £75 per month

The management company will review charges annually, to ensure 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
46 sq m / 499 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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