



5 King Street Dawlish, Devon EX7 9LG



£180,000

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

Underhill Estate Agents are delighted to bring to market this newly converted, 2-bedroom, town centre maisonette, briefly consisting of 2 double bedrooms, one with an ensuite W.C, living room, bathroom, kitchen, enclosed rear garden a large outbuilding with conditional planning permission for conversion to an independent ancillary residential addition to the property; with separate running water, electrics and drains installed. The property has new windows, doors, fittings, décor and has never been lived in. This conversion of a retail premises has created 4 new apartments, each finished to a high standard and all benefitting from a share of the Freehold. If you are looking for your first step on the property ladder, or you are looking for investment and development opportunity, this property could be for you.

- **New Build Maisonette Conversion**
- **2 Bedrooms**
- **No Chain**
- **Town Centre Location**
- **First Time Buyer Potential**
- **Separate Large Outbuilding with Planning for Further Conversion to Ancillary Residential Annex**
- **New fixtures And Fittings Throughout**
- **Finished To a High Standard**
- **Enclosed Garden**
- **Share of the Freehold**
- **Investment Property**

Entrance Hall:

From the road, the secure door opens into a covered, external corridor. The space enables secure storage and has the potential to be developed as a mud room. The corridor leads to the front door of the property as well as to the large outbuilding and garden. Two doors lead into the flat at either end. One allows access to the living room while the other accesses the rear corridor to the bedrooms and bathroom.

Living Room:

A secure door opens to the living room. This large space provides privacy with light entering through the windows to each side of the property and from the kitchen. The carpet is new, as is the radiator. Double-glazed French doors open to the kitchen.

Kitchen:

The kitchen looks out to the front of the property. It benefits from new base and wall units, with ample storage space, new worktops and 1 ¼ sink. A new integrated electric cooker, hob and extractor fan are fitted. Under counter space and plumbing is installed for a fridge, freezer, washing machine and dishwasher. A new wood effect vinyl floor has been installed.

Downstairs landing:

Accessed from the living room or the entry corridor, this corridor leads to bedroom 1, the bathroom and the stairs to bedroom 2. A new carpet has been laid.

Bedroom 1:

The downstairs double bedroom has space for a double bed and the usual bedroom storage. There is an integrated storage cupboard. A large window looking towards the outside corridor lets in light and a new radiator and recessed lighting has been installed. A new carpet is laid.

Bathroom:

The bathroom suite comprising a close coupled W.C, a bath, and a shower are all new. The D-shaped bath has a fitted shower screen and an electric shower is installed. New vinyl flooring and shower board are fitted.

Upstairs:

The staircase is accessed via a door from the rear corridor.

Bedroom 2:

The second bedroom is a similar size to the first. Meaning there is plenty of space for bedroom furniture. There is also an integrated cupboard that is home to the factory insulated hot water storage tank. Two windows light the space and there is a new radiator installed. This bedroom benefits from a new fitted en-suite closed coupled W.C. and a square sink with a cupboard and mirror, a small opaque window that allows light.



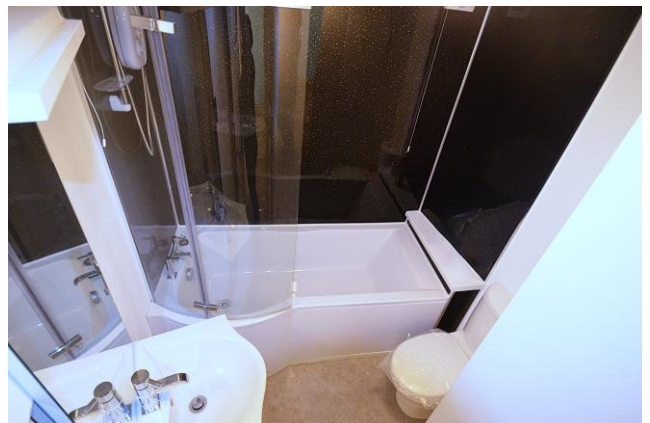


Exterior:

The large outbuilding has outline planning permission to convert this to ancillary living accommodation. The owner has installed an independent electricity and water supply, as well as installing new separate drains to the large outbuilding as part of the conversion. The building has two doors, one at each end.

The garden is a spacious area and is currently laid with a paved patio, a brick BBQ area and wooden decking, which needs removing. The garden is enclosed with both stone walls and wooden fencing. It is entirely secure.

There is unlimited on street parking outside the property, which is also a short walk from the town centre.



Living in Dawlish

The property is within a two-minute walk to the town centre. 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.

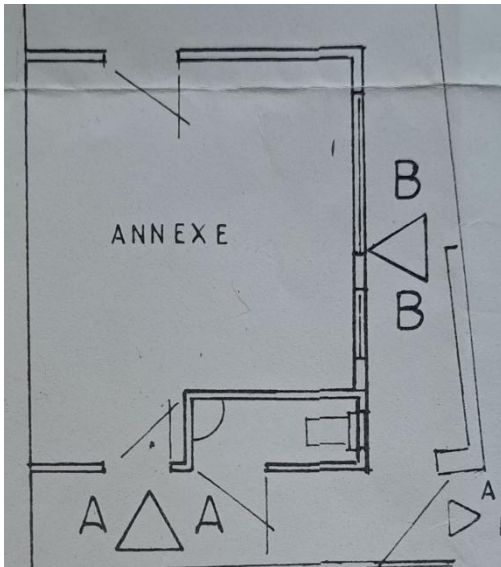


Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision 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.

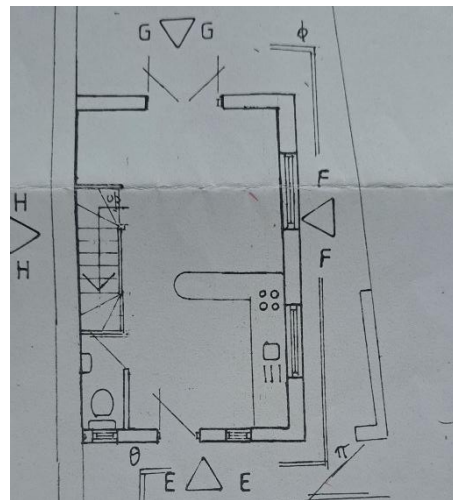


Large Outbuilding

The large outbuilding has outline planning permission to convert this to ancillary living accommodation. The owner has installed an independent electricity and water supply, as well as installing new separate drains to the building as part of the conversion. The building has two doors, one at each end.



Current Outbuilding Layout



Possible Layout inc mezzanine

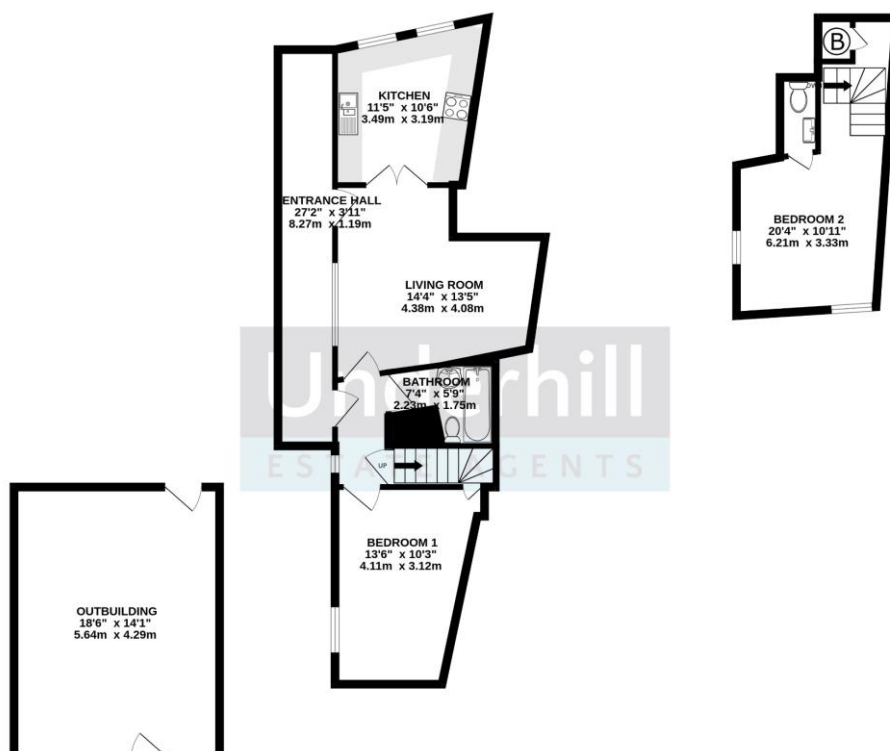
Viewing is highly recommended.



1Dawlish Beach and sea front are a 10-minute walk from the property

GROUND FLOOR
834 sq ft (76.8 sq.m.) approx.

1ST FLOOR
366 sq ft (33.8 sq.m.) approx.



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.



29 The Strand, Dawlish, EX7 9PT

01626 245051

Text or WhatsApp 07486 653605

www.underhillproperty.com

admin@underhillproperty.com

Catrine Property Ltd, trading as Underhill Estate Agents
Registered in England & Wales No 15326185. Registered office 5 Orchard Gardens, Teignmouth, TQ14 8DP | Directors: K Lines and M Boxall