



Lorenzo, Devon Court

Dawlish, Devon EX7 9DN



£75,000

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

Underhill Estate Agents are pleased to be presenting this basement studio flat, which is in need of complete renovation. A large bay window lets light into the south-facing living area, overlooking a private courtyard. The bedroom is currently separated by a half stud wall from the living area with another stud wall running along the side of the bedroom/living area that conceals a large storage room. Featuring a spacious kitchen and cellar area, this flat is full of potential.

Situated in the historic Devon Court, this basement flat has its own front door and does not share any communal areas with the other flats on the property. Instead, you access the flat via your own private courtyard.

Entrance Hall:

The entrance hall is a large area that has archways leading to both the kitchen and the cellar.

Cellar:

The cellar is a small area that could easily be turned into a pantry or home office.

Kitchen:

As the largest room on the property, the kitchen is full of potential. Being a large space, there are plenty of design options a renovator could choose from. This room also provides access to the bathroom and living area.

Bathroom:

The bathroom features an accessible shower, sink and W/C. Although slightly dated, everything is functional.

Living Area:

A large bay window allows light from the street above, whilst an electric fireplace currently provides heat. There is a stud wall with an opening leading to the bedroom.

Bedroom:

The bedroom gets natural light from a small window that views onto the living area and the bay window beyond. A long but narrow space, there is enough room for all bedroom essentials.

Storage Area:

Completely along the side of both the living and bedroom areas, runs an impressively sized storage area. Featuring an old fireplace with shelving either side, there is also a walk-in cupboard.

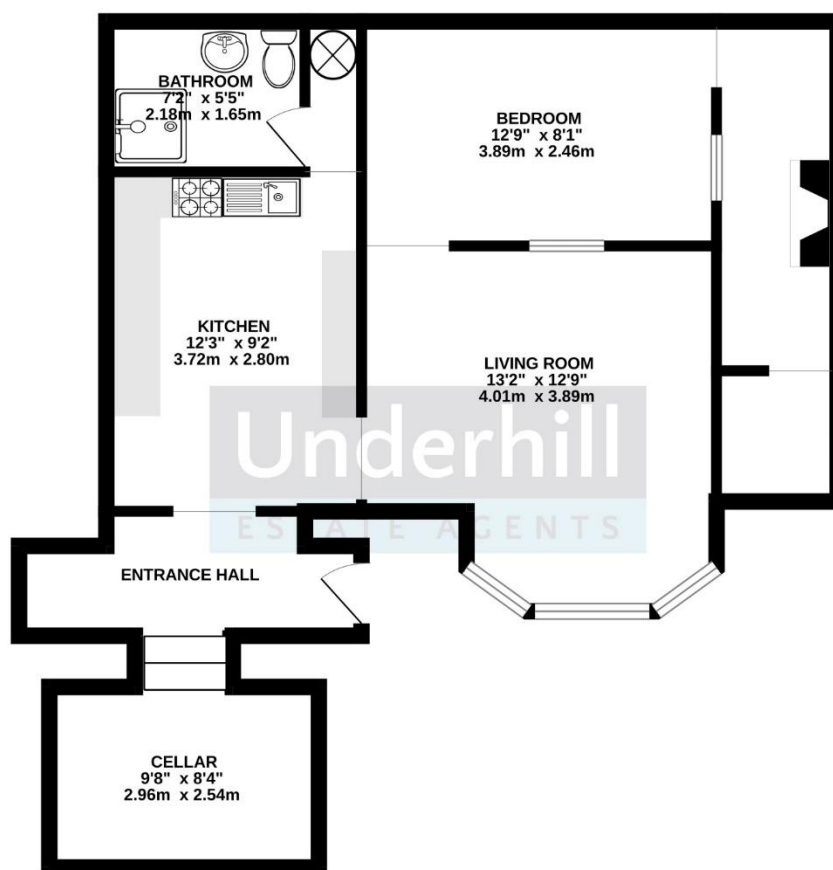
Courtyard:

The courtyard is tiered, with one level being at your front door and the other being at street level. There are steps that go around the courtyard to allow access. As well as a patio area, there is an established flower beds and a small decking.





GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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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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.

Devon Court



Devon Court was built during the 1860's by Leon Solomon, a merchant jeweller, born in Warsaw, who built a successful jewellery business in London, before commissioning 'Sunrise', the building's original name, to be built. He relocated his family and servants to Dawlish in the 1860's. The original occupiers were Leon, his wife Rose, their 12 children and their 15 staff, including a professor of Hebrew studies and a governess for his children.

One of Leon and Rose's sons, Ernest Louis, changed his name to Simpson and emigrated to the USA around 1873. He lived in New York and was a cofounder of the international ship-brokerage Simpson, Spence & Young. His son, also named Ernest was the second husband of Wallace Simpson. Wallace later divorced Ernest to marry King Edward VIII, The Duke of Windsor.



On entering the building, you see the grandeur of the original design with the lofty ceilings, grand staircases and the original carved wooden bannister, hinting that this building was built to showcase the owners' wealth.

Devon Court is now 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. The windows in each flat are the responsibility of each owner. At the rear of the property are a number of allocated parking spaces, linked to specific apartments.

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 term basis, but does not allow for short term, holiday lets.

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.

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