

1 Cliff Court

Dawlish, Devon EX7 9DE



£175,000

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

Underhill are delighted to bring to market this immaculate 1-bedroom home, with sea views, parking and a sunny front garden. It briefly comprises an open-plan living room and kitchen, a double bedroom, a separate dressing room/ study, a bathroom and underground parking for multiple cars. The property is within a few minutes' walk of the town centre, beaches, railway station, bus routes and amenities. With low monthly running costs, this is a perfect first-time buyer's home, for someone wanting to downsize or a landlord looking to build their portfolio.

INTERACTIVE TOUR AVAILABLE ONLINE

Viewing Highly Recommended

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Approaching the property via a metal gate and steps, to the new front door, opening to:

Living Room: This open-plan space has room for a sofa and dining room furniture. Durable wood effect vinyl flooring has been fitted, which extends through to the kitchen. A UPVC double-glazed window to the front of the property provides views towards the sea and lights the space. A door opens to an understairs cupboard, providing storage.

Kitchen: The kitchen is fitted with a range of modern base and wall units. A wooden worktop extending to a breakfast bar, provides plenty of space for cooking and dining. An electric oven and induction hob are fitted. In addition, there is plumbing for a washing machine, a dishwasher and a fridge freezer. A UPVC double-glazed window faces towards the rear of the property.

Carpeted stairs from the living room rise to the first floor.

Bedroom: This double bedroom has 2 UPVC double-glazed windows which look out towards the sea. A large freestanding wardrobe provides ample storage.

Dressing Room: A second room on the first floor is currently used as a dressing room. An airing cupboard provides additional storage.

Bathroom: The modern bathroom is fitted with a modern suite including a bath, shower, wall-mounted large sink and bathroom cabinet. An obscured UPVC double-glazed window faces the rear of the property.

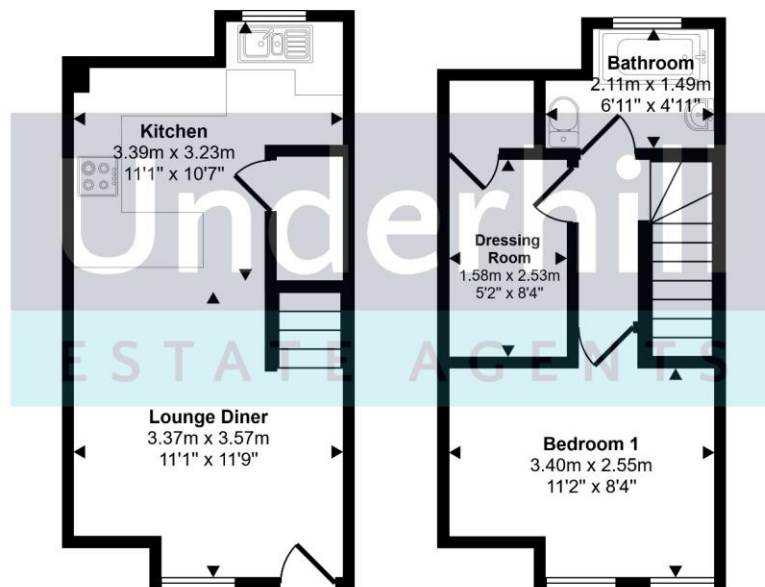
Outside: To the front of the house is an east-facing garden. This is laid with easy to maintain gravel.

Parking: Cliff Court benefits from a large underground parking area. The property has an allocated parking bay which will take at least 2 cars. A storage shed is situated here. A bin store is located in this basement.





Approx Gross Internal Area
43 sq m / 464 sq ft



Ground Floor
Approx 22 sq m / 235 sq ft

First Floor
Approx 21 sq m / 229 sq ft

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.



Living in Dawlish

The property is within a five-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, which is surrounded by a range of good quality independent traders, 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. The town is within easy reach of Dawlish Nature Reserve, popular with dog walkers and Dawlish Warren National Wildlife Reserve. The town is on the National Cycle Network, enabling you to walk or cycle to Exeter and beyond.

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 town has a vibrant array of businesses in the town centre, the nearby trading estate and with a range of home working individuals. An established Chamber of Trade connects local businesses to each other and Dawlish Town Council, to promote business, the town and its events. Members include business owners, trading firms from the area and home working individuals. New members are always welcome.

The mainline train station, is situated in the town centre, connecting 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.



29 The Strand, Dawlish, EX7 9PT

01626 245051

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www.underhillproperty.com

admin@underhillproperty.com

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