

## 2 Malting Court Dawlish, Devon EX7 9JP



**Guide Price £199,500**

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

Underhill are delighted to bring to market this modern, immaculate 2-bedroom home, set within a minutes' walk of Dawlish town centre. Providing easy access to the town centre, railway station, beaches and local amenities. The home briefly comprises a living room, a kitchen, two bedrooms, a modern bathroom, parking and outdoor spaces. The property benefits from a new boiler, double glazing throughout and has been recently decorated, enabling the new owners to move straight in and begin enjoying their new home. This is ideal for first-time buyers, someone who wants to downsize or for someone looking for a buy-to-let property.

**INTERACTIVE TOUR AVAILABLE ONLINE**

**Viewing Highly Recommended**

Underhill are delighted to bring to market this modern, immaculate 2-bedroom home, set within a minutes' walk of Dawlish town centre. Providing easy access to the town centre, railway station, beaches and local amenities. The home briefly comprises a living room, a kitchen, two bedrooms, a modern bathroom, parking and outdoor spaces. The property benefits from a new boiler, double glazing throughout and has been recently decorated, enabling the new owners to move straight in and begin enjoying their new home. This is ideal for first-time buyers, someone who wants to downsize or for someone looking for a buy-to-let property.

**Entrance:**

From the street, the property has a small patio to the front and an over-door porch above the main entrance to the property.

**Hallway:**

The hallway has wood flooring throughout that extends into the kitchen. The downstairs rooms can all be accessed from the hallway, and the space is heated by a large radiator.

**Kitchen:**

The kitchen is clean and modern. The wood flooring continues from the hallway into the kitchen and there is a tiled splashback between the variety of base and wall units. There is also an integrated 4-burner gas hob, with an extractor fan above and a single gas oven below. An integrated 1 and 1/4 sink sits below the window that views to the front of the property and there is space for a washing machine and a fridge freezer.

**Living Room:**

A large space in the centre of the property, the living room benefits from a set of french doors and a large double-aspect window, both of which view to the rear of the property. Combined with the fact that the rear of the property is south-facing, the room is often flooded with natural light. There is also a wall-mounted electric fireplace and a large under-stairs cupboard. A large radiator beneath the window provides additional heat to the space.

The stairs are accessed via the living room and lead to an upstairs landing that provides access to all upstairs rooms.

**Bedroom 1:**

The master bedroom is a large space, easily big enough for a double bed and essential bedroom furniture. A large window views to the rear of the property and allows plenty of natural light, whilst the radiator underneath allows for heat. There is a large, integrated cupboard above the stairs for additional storage.







### Bedroom 2:

The single bedroom is a good size, with the option to fit either a single bed or a bunk bed. This room would also make a good office space if desired. A large window views to the front of the property and allows for lots of natural light, whilst a radiator provides heat.

### Bathroom:

Recently re-modelled, the bathroom is modern and stylish. The room features a W/C, a sink, and a bath with 2 different shower-heads. The tile-effect shower boards make for easy cleaning and lack of maintenance/repairs, whilst also providing a sleek and modern finish, whilst the patterned floor brings the space together nicely. An opaque window views to the front of the property and allows for natural light, and a radiator allows for heat. There is also an extractor fan.

### Outside:

To the rear of the property is a small courtyard that is very much a suntrap, as well as a gravel parking space dedicated to the property. Additionally, to the front of the property is a stone walled and gated front garden.



# Living in Dawlish

The property is just a minutes' walk from the centre of town, and a 5-minute drive to Dawlish Warren. 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, cafés and pubs. 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, as well as the Dawlish Warren National Wildlife Reserve, a beautiful place to relax and take a walk.

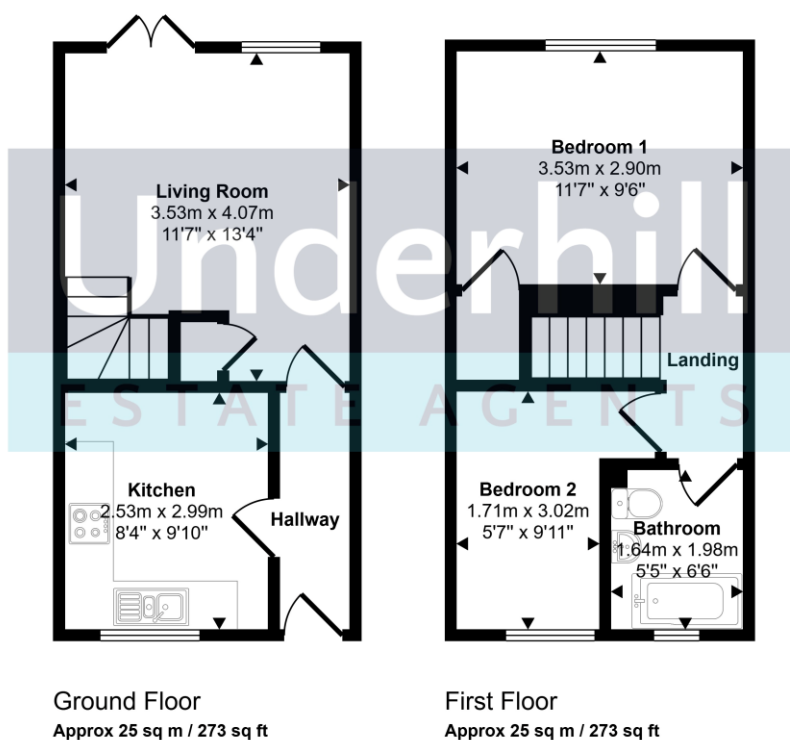


Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision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





Approx Gross Internal Area  
51 sq m / 546 sq ft



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](http://www.underhillproperty.com)

[admin@underhillproperty.com](mailto: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