

7 Town Tree Hill Dawlish, Devon EX7 9LD



£185,000

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

Underhill are delighted to bring to market this excellently presented, 2-bedroom, town centre flat to market. Briefly comprising a living/dining room, a kitchen, a double bedroom, a twin bedroom, a bathroom and a parking space. It has been successfully let as a holiday apartment for several years and is in very good condition. The property would suit a first-time buyer, someone looking to downsize or a landlord looking to extend their property portfolio. The property currently generates a good income for the current owner due to the quality of presentation and the excellent access to the shops, bars, restaurants, beaches and public transport on offer in Dawlish. Viewing is highly recommended.

NO CHAIN

INTERACTIVE TOUR AVAILABLE ONLINE

Viewing Highly Recommended

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Shared Entrance:

A solid wooden door opens to a small vestibule, with a tiled floor, which provides access to flat 2 and flat 3, of this converted Victorian house. An inner wooden door opens into:

Hallway:

The hallway leads to all the rooms in the flat. It has a neutral carpet and a double radiator installed.

Living Room/Dining Room:

This large reception room benefits from large bay windows, which flood the room with natural light. The room currently provides space for 2 sofas for relaxing as well as a dining table. A double radiator is fitted in the original fire surround. The decor, which has been carefully planned throughout the apartment, provides a modern coastal theme. An arch leads to:

Kitchen:

The kitchen is fitted with a range of base and wall units and has plumbing for a washing machine and freestanding fridge/freezer. A large window looks out towards the side of the property.

Bedroom 1:

This large room is currently used as a twin bedroom. The window looks out to the front of the property and is set back from the quiet road.

Bedroom 2:

This double bedroom benefits from a large window, letting in lots of natural light and a built-in wardrobe.

Bathroom:

The bathroom is fitted with a white bath, mains-fed shower, shower screen, close-coupled wc and pedestal basin. With modern tiling and neutral decor, this is a relaxing space.

Outside:

The property benefits from a parking space adjacent to the front door and is set in a quiet area of the town centre.

Service Charges / Management Fees:

There are no management fees or service charges set up for the apartment. Together, the owners arrange building insurance each year. We are told that the other owners are open to working together to set up a management agreement or joint management fund, if the new owner wishes to.

Currently, the commissioning and costs of any necessary structural works are split equally between owners. The building was completely repainted in September 2020 and shouldn't need repainting until 2035. There are 988 years left on the lease, and the new owner will own 1/3 of the Freehold.





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.



Living in Dawlish

The property is within minutes' 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.



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