

18 Stonelands Mews

Dawlish, Devon EX7 9AA



£150,000

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

NO CHAIN

Underhill Estate Agents are delighted to bring to market this 2-bedroom retirement property for over 55s only. Stonelands Mews is a popular retirement development that is conveniently located on level ground, just a short walk from the town centre. The property briefly comprises of an entrance hall, 2 bedrooms, a living room, kitchen and bathroom. The property is bright and airy throughout and is accessed via beautiful, well-maintained communal gardens. Parking is available at the complex, but is used on a first-come, first-serve basis.

Viewings are highly recommended. Virtual tour available online.

Underhill Estate Agents are delighted to bring to market this 2-bedroom retirement property for over 55s only. Stonelands Mews is a popular retirement development that is conveniently located on level ground, just a short walk from the town centre. The property briefly comprises of an entrance hall, 2 bedrooms, a living room, kitchen and bathroom. The property is bright and airy throughout and is accessed via beautiful, well-maintained communal gardens. Parking is available at the complex, but is used on a first-come, first-serve basis.

Entrance Hall:

The entrance hall is a good size with plenty of space for shoe and coat racks. The fuse board for the property is found here.

Living Area:

A bright and airy space, the living area is large and provides access to the kitchen and stairs. There is a large storage cupboard under the stairs, a large triple-aspect window floods the room with natural light whilst a wall-mounted electric heater and electric fireplace provide heat. There is plenty of space for furniture and the room is decorated to a good standard.

Kitchen:

With modern fittings throughout, and another large triple-aspect window, the kitchen is the perfect place to cook up a storm. The oven and electric hob are both brand new and integrated seamlessly into the work surface. There is a variety of wall and base units for storage.

Bedroom 1:

The biggest bedroom on the property is another very light space. Another triple-aspect window allows for plenty of natural light, whilst a wall-mounted electric heater provides warmth. There is plenty of space for bedroom essentials, including a double bed and wardrobe.

Bedroom 2:

The second bedroom is a single bedroom with an integrated wardrobe. A large window allows for natural light whilst another wall-mounted electric heater provides heat.

Bathroom:

The bathroom is modern and features a W/C, sink, bath with shower, and a heated towel rail. Tiles surround the bath, sink and W/C and the floor is laminate.

Please note that this property is for over 55s only and cannot be sublet in any way.

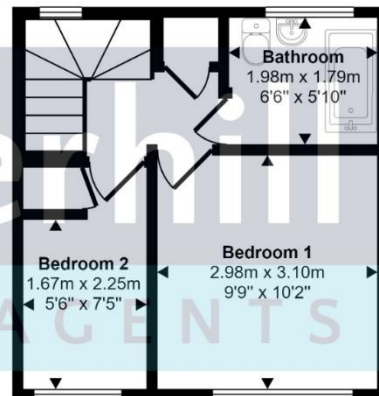
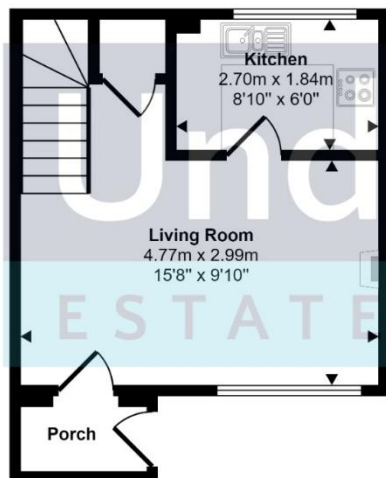
The property is **freehold** but there are charges of £99 per month for the careline service and the upkeep of the communal gardens.

Owners have the option to use the parts of the communal garden that surround the porch for their own planting or can place a bench/seating if they desire.





Approx Gross Internal Area
49 sq m / 530 sq ft



First Floor
Approx 24 sq m / 256 sq ft

Ground Floor
Approx 25 sq m / 274 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.



Living in Dawlish

The property is within a ten-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.



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 Boxall
Registered in England & Wales No 15326185. Registered office 5 Orchard Gardens, Teignmouth, TQ14 8DP | Directors: K Lines and M Boxall