

2a Mayflower Close

Dawlish, Devon EX7 0BR



£310,000

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

Nestled within an elegant Georgian townhouse, this spacious 3-bedroom flat offers a rare combination of timeless charm and modern comforts. Step into generously proportioned rooms with soaring high ceilings and enjoy the captivating sea views from the comfort of your own home. With private gardens perfect for relaxing or entertaining, dedicated parking and a garage, this property has it all. The flat is just a short stroll to the vibrant town centre and golden sandy beaches, providing the ultimate coastal lifestyle. Best of all, there are no service charges or ground rent to worry about, making this the ideal purchase for homeowners or savvy investors alike. Don't miss this exceptional opportunity – book your viewing today!

Virtual Tour Available Online

Nestled within an **elegant Georgian townhouse**, this **spacious 3-bedroom flat** offers a rare combination of timeless charm and modern comforts. Step into **generously proportioned rooms** with soaring high ceilings and enjoy the captivating sea views from the comfort of your own home. With **private gardens** perfect for relaxing or entertaining, **dedicated parking and a garage**, this property has it all. The flat is just a short stroll to the vibrant town centre and golden sandy beaches, providing the ultimate coastal lifestyle. Best of all, there are **no service charges or ground rent** to worry about, making this the ideal purchase for homeowners or savvy investors alike.

Accessed via its **own private exterior staircase**, this charming Georgian flat welcomes you into a bright **sunroom**, adorned with wrap-around windows that flood the space with natural light—ideal for a cosy seating area or practical storage. The sun room leads into:

Hallway:

The hallway acts as a secondary entry space to the property. It provides access to the living room and the main landing beyond. There is adequate space for further storage, leading to:

Landing:

Located at the centre of the property, the landing provides access to all rooms.

Living Room:

The large **living room** is a spacious, airy retreat boasting captivating sea views and a warm log burner, perfect for relaxation. Original features such as the shadow coving and picture rail add to the grandeur of the space.

Kitchen:

The **modern kitchen** is both functional and stylish, featuring integrated appliances—including a double electric oven and 4-ring hob—ample base and wall units, and space for dining. There is space and plumbing for a dishwasher and a free standing fridge freezer. Two windows allow for plenty of natural light and offer delightful sea views.

The flat comprises **three generously sized bedrooms**, each offering ample space for furnishings and personal touches.

Bedroom 1:

The room features a large raised area, creating a perfect position for the bed to give views out towards the sea. This spacious room offers lots of space for additional bedroom furniture.

Bedroom 2:

This large bedroom benefits from large windows, a sink with storage underneath and a large recess for additional storage.





Bedroom 3:

This large bedroom has built-in cupboards in the chimney recess and large sash windows.

Bathroom:

This modern bathroom boasts a double-ended bath complete with relaxation jets, a close-coupled W.C and a rectangular inset sink with under-counter storage. The room provides peaceful place to relax.

Stairs down to:

Storage Area:

The storage area currently houses a freestanding tumble dryer and linen storage, leading to:

Shower Room Vestibule:

This lobby area has plumbing for a washing machine. Leading to:

Shower Room:

The large shower cubicle benefits from modern shower wall fittings and a wall-mounted sink.

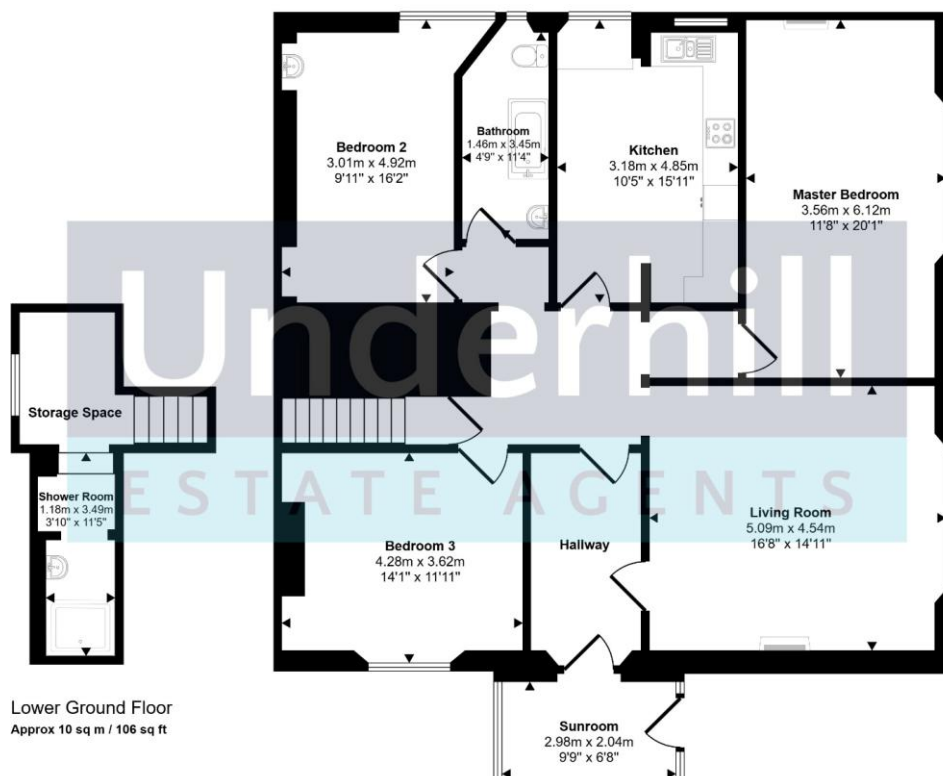
Outside:

Externally, the property benefits from **private gardens**, which include a paved patio area complete with summer house. There is a further private lawn area, surrounded by established shrubs. The property has a **dedicated parking** space and its own **garage**.

Situated just a short walk from the town centre and beautiful beaches, this property combines convenience with coastal charm. With **no service charges or ground rent**, it presents an exceptional opportunity for homeowners or investors alike.



Approx Gross Internal Area
137 sq m / 1473 sq ft



Lower Ground Floor
Approx 10 sq m / 106 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

admin@underhillproperty.com

Catraine 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