



11a Iddesleigh Terrace

Dawlish, Devon EX7 9HY



£105,000

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

A fantastic one-bedroom ground floor flat with a private courtyard, ideally located in the heart of Dawlish. Just minutes from the railway station, beaches, shops and bus routes, this home is perfect for first-time buyers or landlords. The property offers a spacious living room with bay window and feature fireplace, a modern fitted kitchen/breakfast room with access to the courtyard, a double bedroom with fitted wardrobe, family bathroom and a separate WC. The courtyard garden provides a private outdoor retreat, ideal for relaxing or entertaining. Additional benefits include UPVC double glazing and a new insulated hot water cylinder. This low-maintenance flat is a rare find in such a central location and represents a great opportunity to purchase a comfortable home with excellent access to all that Dawlish has to offer.



Approaches:

An iron fence and gate open to a short staircase, leading to the private front door. The doorway is protected from the weather by the stairs to the upper floors. UPVC door opens to:

Entrance Hall:

Carpeted hallway with shoe store, coat rail and fuse box, providing access to all rooms.

Living Room:

A spacious reception room with UPVC double glazed bay window to the front, feature fireplace and night storage heater. Carpeted throughout.

WC:

Fitted with a wall-mounted hand basin and WC.





Kitchen/Breakfast Room:

Modern fitted kitchen with a range of base and eye level units, roll-top work surfaces, stainless steel sink with drainer and mixer tap. Integrated electric oven and hob, plumbing for a washing machine, and space for an under-counter fridge. Wall-mounted electric radiator, UPVC double-glazed window and door with pet flap leading to the courtyard garden.

Bedroom:

Double bedroom with a fitted wardrobe, UPVC double-glazed window overlooking the courtyard, and access to the bathroom.

Bathroom:

Fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC. Tiled walls, extractor fan, obscure UPVC double-glazed window, and electric towel radiator.

Outside:

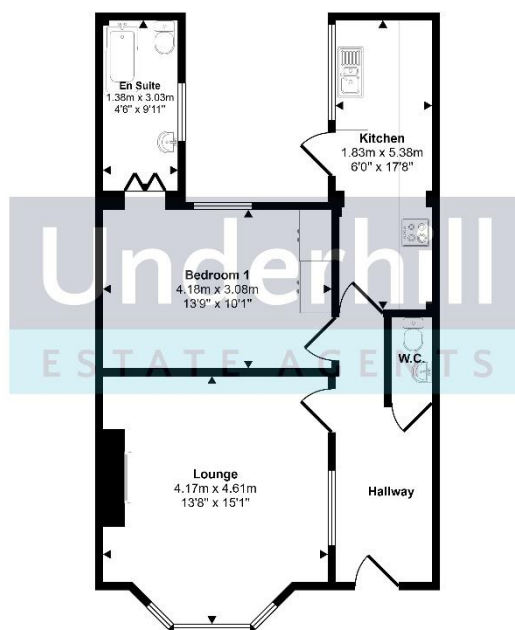
To the rear is an enclosed courtyard garden with external tap.

Tenure:

The vendor reports that the leasehold is in excess of 150 years. This is being confirmed. There are no regular payments for a standing charge. The owner is required to pay a portion of the buildings insurance each year, which was approximately £380 in 2025.



Approx Gross Internal Area
56 sq m / 598 sq ft



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.



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