



## Flat 5, Devon Court

Dawlish, Devon EX7 9DN



**£70,000**

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

Spacious studio in the elegant Devon Court, a historic villa with grand staircase and original carved bannister. This bright apartment offers a generous studio room with a large window, compact fitted kitchen and bathroom with bath and shower over. Modern finishes include laminate flooring, UPVC double glazing and electric heating. Sold with a share of the freehold, owners enjoy joint control of the management company maintaining the building, insurance and safety compliance. Service charge £75 per month. Ideally located close to Dawlish town centre, beaches, shops and transport links, this property is perfect for first-time buyers or as a ready-made investment, with the flexibility to let long or short term. A superb chance to own part of a character-filled landmark building in a prime coastal location.

**Approaches:**

Flat 5 is accessed via the main front entrance of Devon Court, a historic building with an impressive façade, lofty ceilings and a grand staircase featuring the original carved wooden bannister. The apartment is reached via the communal staircase, with its own hardwood fire door.

**Entrance:**

The hallway includes space for coat storage and leads directly to all rooms. Finished with laminate flooring and equipped with an entry phone system for secure communication with visitors at the front entrance.

**Studio:**

A bright, open living space filled with natural light from a large UPVC double-glazed window. The room is finished with laminate flooring, an electric radiator and wall lights, creating a versatile area for both living and sleeping.

**Kitchen:**

A compact kitchen fitted with a range of base and wall units, roll-top work surfaces, sink and drainer. Connections are available for a gas or electric cooker, with an electric water heater in place. Finished with vinyl flooring.

**Bathroom:**

Fitted with a bath and electric shower over, curtain rail, pedestal hand basin and WC. The room benefits from an extractor fan and borrowed light from the studio via an internal window.

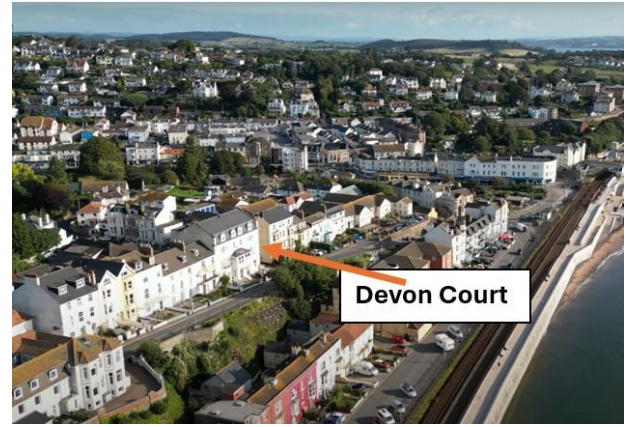
**Parking:**

All 2-bedroom apartments have an allocated parking space. There are 2 additional parking spaces, which can be purchased by any of the flats for £5000 each. These will be sold on a first come first served basis.

Devon Court is arranged as 21 separate apartments: 3, two-bedroom apartments, 15, one-bedroom apartments and 3, studio apartments. The current owners have let the apartments successfully for many years and have now decided to bring each apartment to sale, as each tenancy ends.

Each apartment will be sold with a share of the freehold, with all owners having joint say in the operation and running of the management company which is established to oversee the maintenance of the structure of the building. Fire alarms, the electrical surveys and other integral service maintenance will be the responsibility of the management company.





Owners will be responsible for their own contents insurance and the development, upkeep and maintenance of the inside of their apartment, including electrical, plumbing and painting and decorating.

Initially, the service charges will be: • 2 bedroom apartment - £125 per month • 1 bedroom apartment – £100 per month • Studio apartment – £75 per month The management company will review charges annually, to ensure that the building costs are equitably shared and the statutory safety requirements are met.

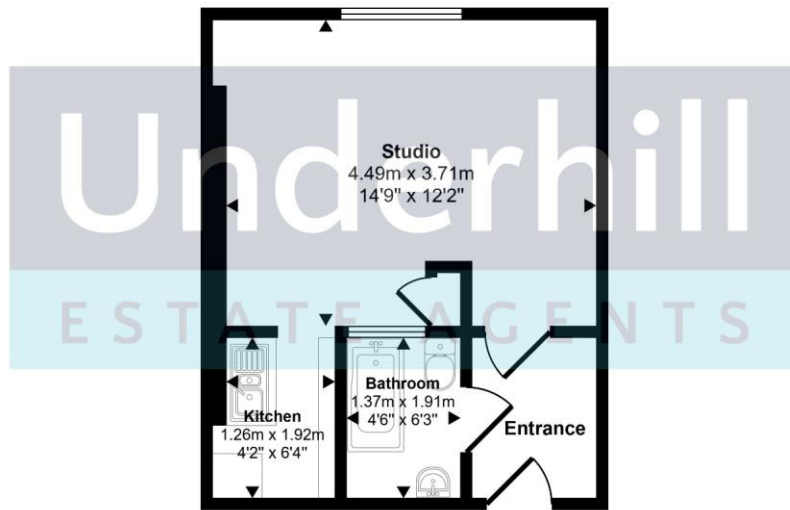
This is a fantastic opportunity to purchase a property, ready for development to live in or rent out as part of your property portfolio. The current buildings insurance allows for the apartments to be let on a long and short term basis. The owners would consider offers from landlords who are building their property portfolio, on apartments that have sitting tenants. To arrange a viewing or discuss the apartments further, contact Underhill Estate Agents Dawlish.

A virtual tour is available online.





Approx Gross Internal Area  
27 sq m / 289 sq ft



Studio

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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