



## Flat 3, White Court

Dawlish, Devon EX7 9PN



**£160,000**

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

A 2-Bedroom flat, located in the heart of Dawlish, offering convenient town centre living just moments from shops, cafés, beaches, mainline train station and bus routes. The property features a welcoming hallway with entry phone system, a well-fitted kitchen with modern units, oven, hob and extractor, space for appliances, plus storage housing the gas combi boiler. Steps lead down to a bright and airy living room with tiled flooring, sliding patio doors and Juliette balcony overlooking Beach Street. There are two generous double bedrooms and a bathroom with bath, basin, WC and shower. A rare benefit is the gated garage with allocated parking – highly sought-after in this central location. Dawlish is renowned for its welcoming community, with a wide range of social groups, clubs and activities, making it easy to settle in. Ideal as a permanent home, holiday base or buy-to-let investment, this flat combines lifestyle, convenience and value.

Located in the heart of Dawlish, this spacious first-floor flat offers convenient town centre living just moments from shops, cafes, beaches, mainline train station and bus routes. The property features a welcoming hallway with entry phone system, a well-fitted kitchen with modern units, oven, hob and extractor, space for appliances, plus storage housing the gas combi boiler. Steps lead down to a bright and airy living room with tiled flooring, sliding patio doors and Juliette balcony overlooking Beach Street. There are two generous double bedrooms and a bathroom with bath, basin, WC and shower. A rare benefit is the gated garage with allocated parking – highly sought-after in this central location. Dawlish is renowned for its welcoming community, with a wide range of social groups, clubs and activities, making it easy to settle in. Ideal as a permanent home, holiday base or buy-to-let investment, this flat combines' lifestyle, convenience and value.

### **Hallway:**

Welcoming tiled hallway providing access to all rooms, complete with an entry phone system for convenience and security.

### **Kitchen:**

The well-planned kitchen is fitted with a range of base and wall units, an electric oven with hob and extractor, and tiled splashbacks. Under counter space and plumbing for a washing machine, plus room for a floor-standing fridge and freezer. A practical storage cupboard houses the gas combi boiler. The side-facing window brings in natural light. The feature bannister overlooks the living room with steps leading down, giving the space a unique and open feel.

### **Living Room:**

Generously proportioned and light-filled, this stylish living space benefits from tiled flooring, sliding patio doors, and a Juliette balcony with pleasant views over Beach Street. Bright, airy, and comfortable, with radiator heating – the perfect space for both relaxing and entertaining.

### **Bedroom 1:**

Spacious double bedroom, carpeted for comfort, with double-glazed rear window and radiator.

### **Bedroom 2:**

A second well-sized double bedroom, also carpeted, with a rear-facing double-glazed window and radiator. Ideal as a guest room, home office, or rental room.

### **Bathroom:**

Neatly presented with bath, pedestal basin, close-coupled WC, and electric shower.

### **Outside:**

The property enjoys the rare advantage of a gated garage with an allocated parking space – a highly desirable feature in this sought-after town centre location.





### **Lease:**

There are 157 years left on the lease. The lease allows for owners to live here, or you may choose to rent to a long-term tenant. Restrictions prevent those living in the property to own pets. For those looking for a holiday home, this would be possible, however you would not be able to rent this out to others, as the lease inhibits short-term tenancies.

### **Service Charge:**

£1200 per year.

### **Council Tax:**

Band B

### **Location & Lifestyle:**

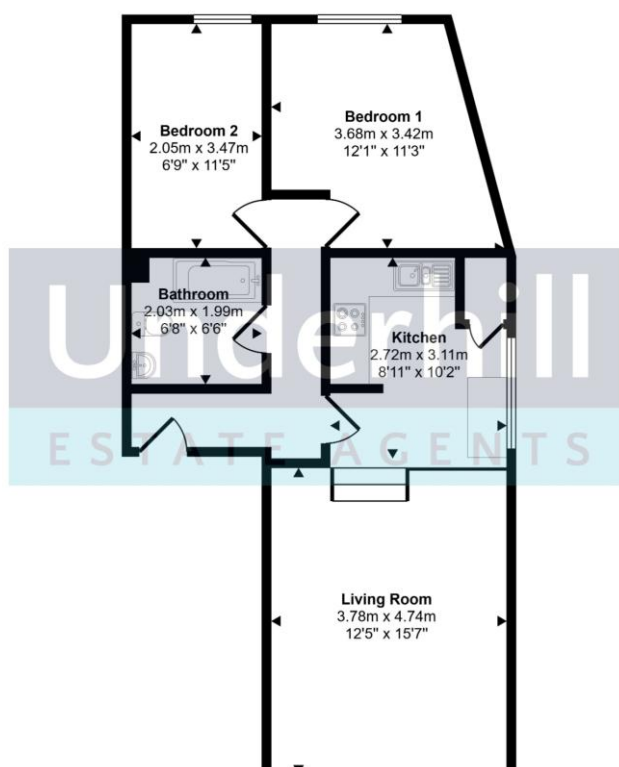
Set in the very heart of Dawlish, this first-floor apartment combines convenience with charm. Just moments from local shops, amenities, cafés, beaches, the mainline train station, and excellent bus routes, it's perfect for those who value both accessibility and lifestyle.

Dawlish is well known for its warm and welcoming community, with many clubs, societies, and social groups to help newcomers quickly settle in. The town's coastal character, excellent transport connections, and friendly atmosphere make it an attractive choice for first-time buyers, downsizers, holiday home seekers, or investors alike.





Approx Gross Internal Area  
56 sq m / 605 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.



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